Part XIV
Ramona Community Plan

San Diego County General Plan-1990

ADOPTED BY
BOARD OF SUPERVISORS
OCTOBER 5, 1978
GPA 78-02
REVISED
DECEMBER 19, 1979
GPA 79-02

CERTIFICATION OF ADOPTION

I hereby certify that this Plan, consisting of a map and this text, as adopted by General Plan Amendment (GPA) 79-01, Subitem (3) and (GPA) 79-02, is the Ramona Community Plan and is a part of the Land Use Element, Section II, Part XIV, of the San Diego County General Plan - 1990, and that it was approved by the San Diego Planning Commission on the 22nd day of June, 1979, (GPA79-01) and the 9th day of November, 1979, (GPA79-02).

Philip R. Pryde, Chairman

Paul C. Zucker, Secretary

I hereby certify that this Plan, consisting of a map and this text, as adopted by General Plan Amendment (GPA) 79-01, Subitem (3) and (GPA) 79-02, is the Ramona Community Plan and is a part of the Land Use Element, Section II, Part XIV, of the San Diego County General Plan - 1990, and that it was adopted by the San Diego County Board of Supervisors on the 24th day of October, 1979 (GPA79-01) and the 19th day of December, 1979 (GPA79-02).

Tom Hamilton, Chairman

Attest: Porter D. Cremans
Clerk of the Board

Adopted October 5, 1978, GPA78-02
First Amendment, October 24, 1979, GPA79-01
Second Amendment, December 19, 1979, GPA79-02

RAMONA COMMUNITY PLAN - 1995

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GENERAL INTRODUCTION

AUTHORITY AND PURPOSE OF THE PLAN

This Community Plan has been prepared in accordance with State of California Government Code Section 65301, which authorizes the preparation of city and county general plans, and San Diego County Board of Supervisors' Policy which authorizes the preparation of community and subregional plans.

The Ramona Community Plan was prepared jointly by members of the Ramona Community Planning Organization and staff of the Integrated Planning Office and presents a specific guide for the development of the community over the next 20 years. The Plan is intended for use by public agencies, community service organizations, private development interests, and the general public concerned with the Ramona area.

RELATIONSHIP WITH REGIONAL LAND USE ELEMENT

The Ramona Community Plan implements the goals and policies of the Regional Land Use Element (Part II of the County General Plan). It also implements, in part, the Regional Growth Management Plan which was approved in concept by the Board of Supervisors on August 16, 1978. The Growth Management strategy implemented in the Regional Land Use Element and this plan attempts to guide new urban development into those areas of the County where urbanization will be least costly, conserve future options for development, and help meet the housing and other needs of County residents.

The Regional Categories shown on the Regional Land Use Element map delineate the pattern of urban development to take place in this region through the year 1995. The Land Use Designations shown on the Ramona Community Plan will be used to implement the Regional Categories. The consistency between the Regional Categories and the Community Plan Land Use Designations is shown in the Compatibility Matrix. Twenty-four (24) Land Use Designations provide for various residential, commercial, industrial, agricultural, and special uses.

In a similar manner, Use Regulations in The Zoning Ordinance will be used to implement the Land Use Designations. The consistency between the Land Use Designations and Use Regulations is also shown in the Compatibility Matrix. to implement this plan is contained in the Plan Implementation Manual.

DESCRIPTION AND BRIEF HISTORY OF THE PLANNING AREA

The area governed by the Ramona Community Plan consists of some 127 square miles of varied topography about an hour's driving time from the metropolitan center of San Diego County, California. Rugged, steep mountains separate the broad Santa Maria Valley from the adjacent communities of Poway and Lakeside. Northeast of this valley are gently rising foothills and the smaller Ballena Valley.

Centered in the Santa Maria Valley is the town of Ramona (Town Center population ca. 5,000 in 1976) and the nearby Ramona Airport. In the narrow San Vicente Valley in the southeastern part of the Planning Area is the large subdivision of San Diego Country Estates (3,000 homesites). Agricultural land surrounds the town, and farm buildings and country homes are scattered throughout the Planning Area.

The Planning Area was only sparsely settled during the century that followed the first Spanish and American settlers. A small village known as "Nuevo" developed in the Santa Maria Valley during the early 19th century. In 1886 the first subdivision was laid out -- a squared-off grid plan by the Santa Maria Land and Town Company superseded the village and created on paper the town of Ramona.

The new town grew very slowly over the next seventy years, serving as a social and commercial center for a rich agricultural area. By 1960, only 4,000 people were living in the Planning Area.

Turkey production was a major agricultural activity in the Planning Area through World War II. Since then, chicken ranching has become the largest economic activity, grossing $18 million annual income in 1976. Ramona is the largest egg-producing area in the County, and San Diego County is the third largest egg-producing county in the state.

By the middle 1950's, both agricultural and residential land uses were beginning to grow beyond the capacities of the existing ground water. The Ramona Municipal Water District was formed and Colorado River water was imported into the Santa Maria Valley from the County Water Authority aqueduct at Poway. The advent of imported water permitted a steady increase in residential construction in the Planning Area; it also permitted the development of irrigated avocado orchards on the higher, frostfree slopes surrounding the Valley. Population growth began to accelerate in the 1960's. Four hundred and thirty-nine housing units were built in the area between 1960 and 1970; between 1970 and 1975 twice that many were added.

BACKGROUND OF THE COMMUNITY PLANNING EFFORT

In 1964 the Ramona Zoning District (#54) was formed, and all the land in the Planning Area was zoned for specific land uses -- predominantly agricultural use with higher density residential and small commercial/industrial areas in the Ramona Town Center.

The zoning regulations controlled land uses and parcel size in the community until January 1, 1974. At that time, state law required that the San Diego County General Plan become the determinant of land use.

Conflicts between the existing zoning and the General Plan, as well as concern about the high growth rate (6.82% between 1970 and 1975), led to the establishment in the community of a citizens' planning group, the Ramona Community Planning Organization (RCPO), early in 1975. The RCPO focused on the need to bring about an orderly accommodation of growth with adequate provision of public services and facilities, and to preserve the economy of agricultural and other commercial enterprises in the community.

In April, 1976, the Board of Supervisors authorized staff of the Integrated Planning Office to work with the Ramona Community Planning Organization to prepare a community plan for the Ramona area.

DEVELOPMENT OF THE COMMUNITY PLAN

While information about the Planning Area was being researched by County staff (cf. Basic Data Report: Ramona Community Planning Area) as a basis for planning and later for the Environmental Impact Report, the RCPO prepared a statement of goals and objectives for their Community Plan. These goals and objectives were presented to the community at large and to the County Planning Commission and the Board of Supervisors for their approval. Subcommittees worked with staff on the development of the individual plan elements, and the goals and objectives served as a framework for decisions. Public meetings were held monthly in the community and progress of the plan was discussed.

By July, 1977, a draft plan was approved by the RCPO. Following receipt of comments from the public at a community-wide meeting, and comments received from various county and other public agencies, a final plan was prepared and submitted to the Board of Supervisors for adoption.

ORGANIZATION OF THE PLAN

The Ramona Community Plan is divided into four Sections:

I. COMMUNITY DEVELOPMENT
II. TRANSPORTATION
III. ENVIRONMENTAL RESOURCES
IV. PUBLIC FACILITIES AND SERVICES

Each of these Sections is again divided into two parts:

Part 1 provides a discussion of the subjects covered in the Section, and gives a background and rationale for the policies and maps contained in Part 2 of the Section.

Part 2 contains the goals and objectives developed by the community, and the policies and maps which will meet these objectives. The policies and maps carry out the regional requirements of the San Diego County General Plan as it applies to the Ramona area. The Land Use Map which accompanies this text is under separate cover. Maps shown within the text are approximate references only. Maps at 1":2000' are on file with the Clerk of the Board of Supervisors and the Integrated Planning Office.

Part 1 of each section is for informational purposes only and will not be adopted; Part 2 of each section will be adopted by the Board of Supervisors as a General Plan Amendment for the Ramona area.

The appendices describing criteria for the Highway 67 Specific Plan and the descriptions of resources to be preserved in the Resource Conservation Areas will also be adopted by the Board of Supervisors.

Accompanying this plan is a separate Implementation Report. The Implementation Report contains action programs which will carry out the intent of the plan's policies. The action programs are numbered in reference to the policies they are intended to implement.

SECTION I

COMMUNITY DEVELOPMENT

SECTION 1

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Accompanying Map:

PART I

DISCUSSION

INTRODUCTION TO COMMUNITY DEVELOPMENT

The dominant theme in community discussions and goal statements prepared by the Ramona Community Planning Organization is the concern for the preservation of the rural life style and rural atmosphere of the Planning Area. Citizens expressed considerable concern that an increasing population, unless carefully planned for, would adversely impact agricultural land uses and require costly and premature extensions of public facilities.

The pattern for community development presented in the Ramona Community Plan proposes to accommodate growth in and surrounding the existing town, designating the agricultural areas and the remote, more mountainous areas for low density rural uses. Residential development ranging from single family houses on one acre to multi-family units is contained in the Town Center and the large subdivision of San Diego Country Estates (SDCE). Major commercial development is restricted to the Town Center, although a small convenience center is being established at Country Estates. Industrial land uses are also restricted to the Town Center and the nearby airport.

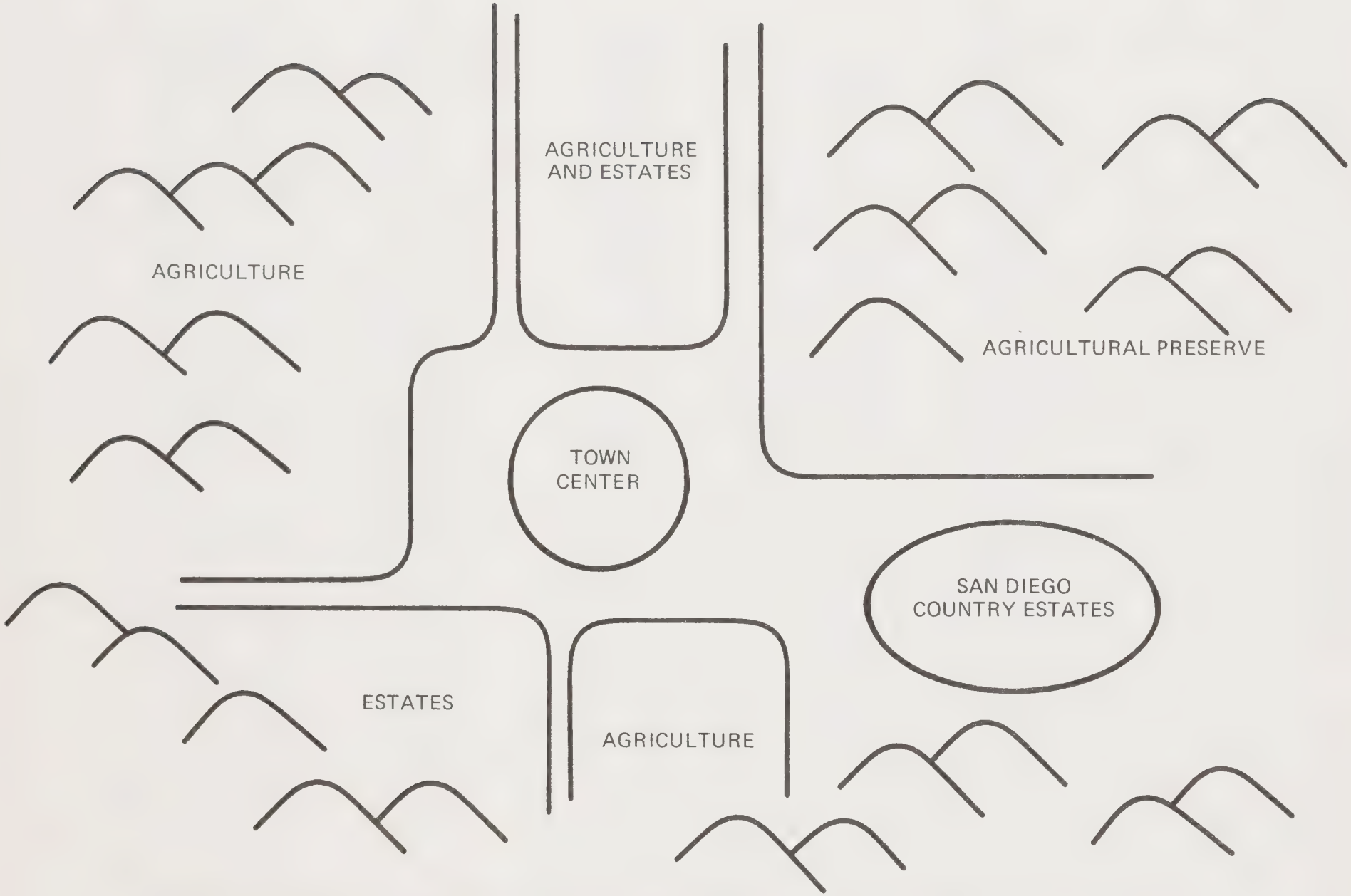
The Planning Area contains at present only one urban center; however, continuing development at Country Estates will tend to create two centers. The plan designates the hilly land lying between these two centers for agricultural and other rural uses, thus preserving a distinctness and separateness to each of them.

POPULATION AND FUTURE PLAN REVIEW

Growth

The 1975 Special Census counted 2,903 dwelling units in Census Tract #208, which is aligned with the Ramona Planning Area with only insignificant deviations. This figure represents a considerable increase over the 1970 housing count of 1,992 units. While building permits doubled between 1970 and 1971, they have increased more than six times between 1970 and 1976 on an annual basis.

An analysis was made of this recent increase in growth, and based on this trend and regional growth influencing factors, it seems reasonable to assume that a high growth rate may well continue over the life of the Community Plan. For planning purposes a maximum projected population of ca. 30,000 has been used as the basis for decisions concerning land use and facility requirements. The Plan anticipates the gradual development of the community to accommodate this population over the next twenty years. (For a thorough discussion of growth rates and population trends in Ramona and generally in the County cf. Basic Data Report: Ramona Community Plan, San Diego, 1976.)



SCHEMATIC LAYOUT OF COMMUNITY DEVELOPMENT PROPOSED IN THE RAMONA COMMUNITY PLAN

Five Year Plan Review

The Ramona Community Plan should be reviewed at five year intervals to assure adequate planning of land available for development, proper allocations for housing types and extensions of public facilities and services commensurate with future census counts. The Community Plan allocates approximately one and one-half times as much land as is expected to develop in the next twenty years in the residential land use categories. This allocation allows for reasonable market flexibility and choice, while accommodating adequately the expected growth. At the same time, the Plan protects remote areas and agricultural lands from scattered intrusions of concentrated residential development with consequent tax pressures on surrounding lands and costly extensions of public facilities and services. The five-year review intervals will allow the citizens' community planning group and staff to monitor the assumptions on which the Plan is based, and modify, if necessary, the community's present vision of the future.

COMMUNITY DESIGN

Ramona is a rural community, and the intent of the Community Plan is to maintain the rural atmosphere of the Planning Area while accommodating Ramona's share of the San Diego regional growth. While land use and lot sizes have considerable influence on the rural characteristics of the community, the visual aspects of the community -- the "design details" at the community scale -- are also important in preserving the rural atmosphere. The Plan does not attempt to mandate structural design; however, it is the concern of the citizens to encourage private developers to choose designs which are compatible with the image and scale of a rural community.

The visual quality of the landscape is extremely important. Site design, particularly on slopes surrounding the central Santa Maria Valley should be sensitive to disruption of the landscape from excessive grading, and should protect those ridgelines which are the scenic backdrop of the valley. The preservation of the natural oak groves as well as the maintenance and extension of street tree plantings are emphasized in the plan. The treatment of road edges and signing have significant visual impact, and the Plan proposes alternative treatment of these design elements from past standards. While specific policies are developed under the Community Design Section of the Plan, all of the Plan addresses concepts of community design in planning for land use, transportation, recreation, or conservation of environmental resources.

HOUSING

Housing Requirements By Type

The April, 1975, special census indicated 2,903 dwelling units in the Ramona Community Planning Area. These units were divided into the following percentages by type:

*single family - 88%
**multi-family - 5%
mobilehomes - 7%

*Census criteria define condominiums as single family units.
**Two or more units per structure.

These percentages differ considerably from those of the unincorporated County area as a whole in 1975:

single family - 72.6%
multi-family - 15.7%
mobilehomes - 11.6%

Projections for housing need by type over the next twenty years are based on certain assumptions, the validity of which should be reviewed at five year intervals and updated by the most recent census data. These assumptions are:

a. The current household size of 3.13 people per household (1975 census) is expected to decline to 3.01 for census tract #208 (Ramona Community Planning Area). This decline is also expected in the unincorporated area as a whole where the household size would drop from 2.73 to 2.43.

b. Current construction costs will tend to increase the ratio of multi-family to single-family units in the Planning Area by 1995.

c. Considering, however, the rural nature of the planning area, the percentage of multi-family units is still expected to be less than the 1975 percentage (16%) for the unincorporated area as a whole.

Based on these assumptions, the Community Plan projects a need for the following number of housing units by type by 1995:

TABLE A

MAXIMUM POPULATION EXPECTED	NUMBER OF HOUSEHOLDS	SINGLE FAMILY 81%	MULTI-FAMILY 9%	MOBILE HOMES 10%
30,700	10,199*	8,261	918	1,020

*Based on 3.01 people per household by 1995. (Since the time these projections were made, the Comprehensive Planning Organization's Series IV-B population forecasts have reduced the expected family size to 2.58 persons per household. The percentage relationships used here will remain the same.)

Residential Land Use Designations

The Ramona Community Plan proposes a range of residential land use designations which will provide multi-family, single-family, and mobilehome housing opportunities. The multi-family designations and single-family designations down to a density of one dwelling unit per half acre are found entirely within the Town Center and San Diego Country Estates. Single-family homes on one acre and larger move out from the Town Center into the low density agricultural and more remote mountainous areas.

Within the Town Center area, the net maximum number of multi-family dwelling units that could be expected is 2,554 units. The net total number of single family units ranging in density from seven per acre down to a density of one per acre is 2,954 units. Additionally of course, single-family homes will be built in other parts of the planning area.

Mobilehomes/parks can be developed in any of the residential categories, but tend to be most economical in densities of about 7-9 units per acre. Hence it is anticipated that about 10 percent of total housing units should be mobilehomes and these should tend to develop in the multi-family land use categories.

Projected Need for Low and Moderate-Income Housing

It is anticipated that the private development sector will adequately supply the housing needs of the middle and higher income groups. However, the housing needs of Ramona's low and moderate-income families require special consideration. The 1970 census showed that 10.9% of Ramona families were living below the poverty level, and an additional 48% were in the low and moderate-income ranges. (Comparable income figures are not available from the 1975 census.)- These percentages should be monitored at future census counts to assure that an adequate supply of affordable housing is provided to meet the community's needs for price and housing type. (cf. Housing Action Program 1.1.1) Lower cost housing can best be provided by ensuring that:

1. Lower cost multi-family units are continuously available; (cf. Housing Policy 2.1)

2. Innovative building techniques are permitted in rural areas; (cf. Housing Action Program 3.0.1)

3. Standards for mobilehome developments are reexamined from the point of view of supplying lower income housing in rural areas; (cf. Housing Action Program 2.1.4)

4. The County Housing Authority actively seeks to implement government housing assistance programs in the Planning Area. (cf. Housing Action Programs 2.1.1 and 2.1.2)

LAND USE

Residential

The Ramona Community Plan allocates residential land use designations in a range of densities from 29 dwelling units per gross acre down to one unit per acre and one unit per two acres. Additionally, residential units will be permitted at very low densities (one dwelling unit per 4, 8, or 20 acres) throughout the agricultural and mountainous areas. The arrangement of higher density residential land uses is focused in the Town Center area, adjacent to schools and other facilities and services and the main commercial area. It is the intent of the plan to emphasize the residential and commercial development of the Town Center, accommodating approximately one-third of the population growth expected in the planning area over the next twenty years.

Commercial

It is the intent of the Plan to restrict major commercial development to the area within the Town Center delineated by the boundary as shown on the 400' scale Town Center Land Use Map. Currently all but a few scattered establishments are within the town, with the exception of a convenience shopping area located in the San Diego Country Estates subdivision. The community anticipates the possible future need for small convenience shops in developing neighborhood areas, but such shops would be limited in size to serve the surrounding neighborhood; would preferably be pedestrian oriented; and only would be permitted as a demonstrated need arises. (cf. Land Use Policy 6.1)

The commercial area proposed in the Plan stretches along State Highway 67 into the town from the southwest, then widens out to a depth of two blocks in the central part of the town for a total of 322 acres. Extensive development of future commercial enterprises will require the redevelopment of areas presently occupied by scattered housing and small somewhat inefficiently laid out existing commercial buildings. Most of the undeveloped commercially designated lots are on the southwest end of the town along the State Highway. In addition to the areas designated for commercial, approximately 87 adjacent areas are designated for office/residential development (cf. Land Use Map). The Plan anticipates that this designation will encourage a mixture of land uses combining multi-family residences with a variety of different office and professional uses in the downtown area which will help revitalize the older sections of Ramona. This designation may also encourage alternative uses for some of the older and historic buildings, many of which are located in this area.

Industrial Development

It is the intent of the Community Plan to encourage the development of local business and industrial enterprises to serve the Ramona community and local employment needs.

The Land Use Map allocates 90 acres for industrial use in the Town Center area adjacent to Highway 78. Much of this land is currently used for extractive operations which benefit construction in the Planning Area, and minimize transportation costs. Further, 84 of the 322 commercial acres in the Town Center have been designated in the "General Commercial" designation which would permit the development of either commercial or light manufacturing uses, depending on future needs.

The County maintains an airport within the Planning Area, and the Plan encourages development of fixed base operations to further employment opportunities in the area. An additional 30 acres of airport property are available for industrial lease from the County. While the community anticipates the development of air transport related industry, it is not the intent of the Plan to precipitate the enlargement of the airport beyond the current practical annual capacity.

Agriculture

Agricultural land uses in the Ramona area are two kinds:

Commercial - crops, animals, or animal products raised for marketing.

Domestic - agricultural products consumed primarily by the household with perhaps limited commercial exchange (i.e., local trading, roadside sales, etc.).

Commercial Agriculture

Ramona's most important commercial agricultural activities, in terms of gross income to the Planning Area, are egg ranching, dairy ranching, and avocado farming. Smaller, but commercially significant investments include beef and other livestock production, horse ranching, hay, and recent experimental planting of kiwis.

The egg ranches of Ramona, approximately thirty-seven in 1976, are somewhat scattered in the Planning Area, with a large concentration north of the Town Center and in Goose Valley. The Community Plan designates areas of existing egg ranches as Intensive Agriculture with minimum lot sizes of 4 to 8 acres, depending on the zoning.

The possible two acre zoning permitted in the Intensive Agriculture designation for specialty crops was not considered appropriate for the Ramona area. Those areas where two-acre lot sizes were considered an appropriate rural land use were designated for "Estate Residential."

The large flat valley bottom west of the Town Center is currently used for oat/hay production and grazing. This area is also designated Intensive Agriculture with minimum lot sizes of 4 or 8 acres depending on the zoning determined for the area.

Agricultural Preserve

Land within this designation is preserved for agricultural or general open space uses, and large parcels are encouraged, although a minimum lot size of 8 acres is permitted. Landowners are encouraged to enter into Williamson Act (California Land Conservation Act of 1965) contracts with the County to promote both agriculture and open space uses of the land at a tax benefit to the owner.

Minimum lot sizes for land under Williamson Act contract is determined by contract regulations. Several thousand acres are designated "Agricultural Preserve" in the Planning Area. These include dairy and other farm lands south of the Town Center, the avocado land in the Highland Valley area, and approximately 25,000 acres in the northeast of the Planning Area.

Domestic Agriculture

Domestic agriculture is perhaps the most important element of the Ramona rural life style. While many thousands of acres are devoted to commercial agriculture in the Planning Area, only about 10% of Ramona families are involved in commercial farming as a primary source of economic support (cf. 1970 and 1975 census breakdown by profession).

Recent sales and building increases indicate that there is a great demand in the Ramona area for lots ranging from one-half acre to two acres or larger, where families can grow kitchen gardens, keep pleasure horses and raise a few animals for domestic use and activities such as 4-H and Future Farmers.

The Community Plan designates ca. 1,200 acres for residential use at a minimum lot size of one-half acre. Lots may be developed to this size when they are connected to the sewer within the Ramona Sanitation District or the Ramona Municipal Water District's sanitation service area at San Diego Country Estates. Areas designated Estate Residential are principally the areas intended for "domestic agricultural use."

PART 2

GOALS, OBJECTIVES, AND POLICIES FOR COMMUNITY DEVELOPMENT

Policies adopted in this Section will selectively amend and/or carry out policies of the following elements of the General Plan as it relates to the Ramona area:

HOUSING ELEMENT
REGIONAL LAND USE ELEMENT

Policies are also developed for a Community Design Element that is specific to Ramona. These policies do not amend the General Plan since there is no Community Design Element in the General Plan.

Accompanying this text is the Ramona Land Use Map which implements the Regional Land Use Element Map.

HOUSING

Objectives

1. PROVIDE FOR A VARIETY OF HOUSING TYPES IN ALL ECONOMIC RANGES WHILE MAINTAINING AND PROMOTING A RURAL RESIDENTIAL ATMOSPHERE.

   Policy 1.1 Maintain the balance of housing types and costs through monitoring the effects of development proposals.

   Policy 1.2 Multifamily housing developed by major use permit in commercial zones will not exceed 14.5 units per gross acre.

2. SUPPORT PRIVATE AND PUBLIC PROGRAMS TO ASSIST LOW AND MODERATE INCOME HOUSEHOLDS TO MAINTAIN OR IMPROVE PROPERTY AND NEIGHBORHOODS.

   Policy 2.1 Low and moderate income housing opportunities will be promoted in the Ramona Planning Area.

   Policy 2.2 The County will require social economic analysis of removal of existing low income housing for discretionary projects in the Ramona Planning Area.

3. STUDY THE FEASIBILITY OF ESTABLISHING AREAS WITHIN THE RAMONA COMMUNITY PLANNING AREA, (LARGE REMOTE PARCELS) WHERE HOMEOWNERS CAN BUILD AN EXPERIMENTAL DWELLING NOT CONFORMING TO THE BUILDING CODE: SCOPE OF STUDY TO DEPEND ON LIMITED RESOURCES.

LAND USE

Goal

ESTABLISH AND MAINTAIN THE RAMONA COMMUNITY PLANNING AREA AS AN ECONOMICALLY AND SOCIALLY VARIED COMMUNITY, ACCOMMODATE GRADUAL AND ORDERLY DEVELOPMENT WHICH MAINTAINS THE EXISTING RURAL NATURE AND BALANCE OF LAND USES. GENERATE A COMMUNITY PLAN THAT GIVES PROPERTY OWNERS LAND USE DESIGNATIONS THAT ARE FELT TO BE IN HARMONY WITH THE PRESERVATION OF INDIVIDUAL PROPERTY RIGHTS.

(General)

1. STUDY THE FEASIBILITY OF ALLOWING PROPERTY OWNERS WITH EXISTING NONCONFORMING LAND USE TO ENGAGE IN UNOPPOSED REASONABLE EXPANSION AND MODIFICATION, SCOPE OF STUDY TO DEPEND ON LIMITED RESOURCES.

(Residential)

Objectives

2. ENCOURAGE RESIDENTIAL DEVELOPMENT ON OTHER THAN PRIME AND GOOD AGRICULTURE LAND.

   Policy 2.1 Review the agricultural use and/or agricultural potential for land designated agricultural in this plan, prior to consideration of residential development proposals. (cf. also Land Use (Agriculture) Objective 15)

3. RETAIN THE RURAL ATMOSPHERE OF THIS COMMUNITY BY RESTRICTING LOT SIZES LESS THAN ONE ACRE TO AREAS SERVED BY SANITATION FACILITIES.

   Policy 3.1 Proposed lots less than one acre must be connected to a public sewer system prior to subdivision.

4. DISCOURAGE HOUSING DEVELOPMENT IN AREAS WHERE HIGH NOISE LEVELS CANNOT BE MITIGATED, SUCH AS IN PROXIMITY TO AIRPORTS OR ABUTTING MAJOR ROADS.

   Policy 4.1 Single family residential development in areas where projected noise levels are greater than 55 dB(A) will not be permitted without adequate mitigations.

(Commercial)

Objectives

5. LIMIT MAJOR BUSINESS TO ONE CENTRALIZED DISTRICT. (cf. Land Use Map, Commercial Designations)

6. ENCOURAGE SMALL NEIGHBORHOOD CONVENIENCE SHOPPING AREAS TO BE DEVELOPED ONLY WHEN A DEMONSTRATED NEED ARISES AND RESTRICT THEIR SIZE TO THAT SUFFICIENT TO SERVE THE NEIGHBORHOOD.

   Policy 6.1 Neighborhood commercial uses may be approved in the rural areas only under the following conditions:

   a. the facility must be intended to serve only the adjacent neighborhood;

   b. the circulation and access needs can be met adequately;

   c. the need for the facility can be adequately demonstrated;

   d. neighborhood commercial development will not cause adverse impact on neighborhood properties;

   e. site plan review and appropriate landscaping is required;

   f. the facility is not intended to attract regional travelers.

7. ENCOURAGE EXISTING AND FUTURE COMMERCIAL DEVELOPMENT TO PROVIDE LOW-MAINTENANCE LANDSCAPING, OFF-STREET PARKING, AND UNDERGROUND UTILITIES.

8. ENCOURAGE ALL COMMERCIAL SIGNS TO BE LIMITED IN SIZE AND LIGHTING TO HARMONIZE WITH THE SURROUNDING ENVIRONMENT. (cf. Community Design Policy 4.1)

9. PROVIDE ADEQUATE AREAS FOR AGRICULTURALLY RELATED COMMERCIAL ACTIVITIES SUCH AS FEED STORES, PROCESSING AND PACKING, EQUIPMENT MAINTENANCE, SHOEING, ETC. (cf. Land Use Map and Zone Compatibility Matrix)

(Industrial)

Objectives

10. ENCOURAGE THE DEVELOPMENT OF A VARIETY OF LIGHT INDUSTRY THAT WILL PROVIDE JOB OPPORTUNITIES FOR COMMUNITY RESIDENTS AND THAT WILL NOT NEGATIVELY IMPACT THE QUALITY OF THE ENVIRONMENT.

    Policy 10.1 New industrial areas will be compatible with light industrial activities. (cf. Zoning Compatibility Matrix)

    Policy 10.2 All new industrial activities shall provide buffering or screening when located adjacent to residential zones.

11. PROVIDE FOR INDUSTRIAL SITES THAT ARE LARGE ENOUGH TO PERMIT ADEQUATE ON-SITE PARKING, APPROPRIATE LOW MAINTENANCE LANDSCAPING, LOADING FACILITIES, AS WELL AS ADEQUATE AREAS OF EXPANSION. (cf. Land Use Map)

(Agriculture)

Objectives

12. ENCOURAGE THE PRESERVATION OF AGRICULTURAL LAND USES IN THE RAMONA PLANNING AREA. (cf. Residential Land Use Policy 2.1)

    Policy 12.1 The County will promote and preserve viable agricultural land uses within the Ramona Planning Area.

13. ENCOURAGE THE ESTABLISHMENT OF AGRICULTURAL PRESERVES IN THE PLANNING AREA.

    Policy 13.1 The preservation and further establishment of agricultural preserves will be actively promoted by the County.

14. SUPPORT THE USE OF RECLAIMED WATER.

    Policy 14.1 Sewage effluent from Ramona Sanitation District will be used for agricultural purposes whenever feasible.

15. ENCOURAGE THE PROTECTION OF AREAS DESIGNATED FOR AGRICULTURAL ACTIVITIES FROM SCATTERED AND INCOMPATIBLE URBAN INTRUSIONS. (cf. Land Use Residential Policy 2.1, Policy 3.1, and Land Use Map)

COMMUNITY DESIGN

Goal

PRESERVE AND ENHANCE THE EXISTING RURAL ATMOSPHERE OF THE RAMONA COMMUNITY AND ENCOURAGE LAND USES, STRUCTURAL DESIGNS, AND LANDSCAPING WHICH ARE COMPATIBLE WITH A COUNTRY LIFESTYLE.

Objectives

1. ENCOURAGE THE PRESERVATION OF THE EXISTING MATURE TREES IN THE PLANNING AREA.

   Policy 1.1 Mature trees should be conserved wherever possible in all public and private development projects.

   Policy 1.2 Mature trees which have been previously planted as street trees should be preserved.

2. ENCOURAGE CONTINUED PLANTING OF ROADSIDE TREES AS DEVELOPMENT MOVES OUT FROM THE TOWN CENTER.

   Policy 2.1 Site design should include appropriate street tree planting as an element of landscaping requirements.

3. ENCOURAGE FLEXIBILITY IN DISCRIMINATE USE OF STREET IMPROVEMENTS TO MINIMIZE THEIR ADVERSE EFFECT ON THE RURAL ATMOSPHERE.

   Policy 3.1 Drainage and sidewalk design shall be appropriate to a rural community, recognizing existing road edge patterns and accommodating existing street landscaping.

4. DISCOURAGE THE USE OF EXCESSIVELY LARGE SIGNS AND ADVERTISEMENTS ALONG MAJOR ROADS.

   Policy 4.1 Billboards and on- and off-site advertising signs should be limited in size, lighting, and design to be in harmony with the community.

5. ENCOURAGE LOT SIZES THAT WILL PERMIT RESIDENTS TO KEEP LEISURE AND MARKET ANIMALS ON THEIR PROPERTY. (cf. Land Use Map)

6. PROTECT HISTORIC STRUCTURES AND ENCOURAGE NEW DEVELOPMENT THAT IS COMPATIBLE WITH THE OLDER BUILDINGS. (cf. Conservation Policy 16.1)

   Policy 6.1 The County will consider the impact of proposed development on adjacent historic structures and propose mitigations where necessary.

7. ENCOURAGE THE LOW MAINTENANCE LANDSCAPING AND SCREENING OF PARKING LOTS, UTILITY YARDS, AND STORAGE AREAS IN THE PLANNING AREA.

   Policy 7.1 Low Maintenance landscaping should be required for commercial and industrial development including parking and storage areas.

8. ENCOURAGE THE USE OF EXISTING PUBLIC EASEMENTS WHICH ARE NOT NEEDED FOR FUTURE ROADS FOR ADDITIONAL PARKING AREAS OR PEDESTRIAN PATHWAYS.

   Policy 8.1 Public roads and easements not needed for traffic circulation will be evaluated for alternative travel-related uses, prior to granting requests for vacation. (DOT)

9. ENCOURAGE SCHOOLS AND LOCAL CIVIC ORGANIZATIONS TO SPONSOR AND MAINTAIN LOW MAINTENANCE LANDSCAPING PROJECTS ALONG PUBLIC ROADWAYS.

   Policy 9.1 The County will assist local groups in organizing landscaping projects to assure long-term maintenance commitments not requiring the expenditure of government funds.

10. ENCOURAGE SITE DESIGN THAT MINIMIZES THE DESTRUCTION OF EXISTING TREES, BOTH NATIVE AND NON-NATIVE.

LAND USE DESIGNATIONS AND USE REGULATIONS

NOTE: The descriptions contained in this portion of the Ramona Community Plan conform to the descriptions contained in Policy 2, Pages 11-9 through 11-21 of the Regional Land Use Element.

The following Land Use Designations and Use Regulations shall guide development consistent with the Regional Categories of the Regional Land Use Element. The Regional Categories are delineated on the Regional Land Use Element map. Use Regulations are part of the Zoning Ordinance. Specifically,

-- The following Land Use Designations shall delineate locations for residential, commercial and industrial uses to implement the policies of the Regional Categories.

-- These Land Use Designations shall include the maximum density (and in certain cases, a minimum density) allowed in that designation and shall also include density figures applicable under the "density bonus option" of the Inclusionary Housing Policy.

-- The Use Regulations consistent with each Land Use Designation shall be categorized as follows:

CONSISTENT USE REGULATION (CUR)

-- These represent Use Regulations that are consistent with the specific Land Use Designation under consideration. Guidelines for their application are contained in the Plan Implementation Manual.

SPECIAL CIRCUMSTANCES (SC)

-- These represent Use Regulations that are consistent with a particular land use designation in existing (as of the date of adoption of this element) locations, or under unique/unusual circumstances, or when additional density restrictions are required as a condition of approval. Detailed guidelines for the application of "Special Circumstances" are contained in the Plan Implementation Manual.

URBAN RESIDENTIAL DESIGNATIONS

The Urban Residential designations promote residential uses as the principal and dominant use. Civic uses may be consistent with these designations if these uses tend to support the local population. Specific density ranges shall be a part of each designation and, in certain instances, a variety of densities and building types is encouraged. Within those designations permitting a "density bonus option" as defined in the Inclusionary Housing Policy, an additional density figure is included. The Urban Residential designations are consistent with all categories of the Regional Land Use Element except Estate and Rural Development Areas. Designation (10), Residential 40 DU/Gr. Ac., is not consistent with the Country Town category of the Regional Land Use Element.

To prohibit the development of areas at low densities where the Plan delineates medium to high densities, a minimum density may be required to achieve plan conformance. Minimum residential densities may be required in areas deemed appropriate due to the adequacy of public facilities, site characteristics, or for social or economic reasons. These minimum densities shall be specified as part of the Community Plan implementation process or as a condition of approval of a discretionary project.

It is the intent of this plan to encourage the use of minimum densities when the Land Use Designations permit residential development of 10.9 dwelling units per gross acre or more. Minimum densities would, therefore, be encouraged in the implementation of designations (7) through (10).

DESIGNATION	MAXIMUM DENSITY
(1) Residential	1 du/gr. ac. where the average slope does not exceed 15%
	1 du/2 gr. ac. where the average slope is greater than 15% and does not exceed 25%
	1 du/4 gr. ac. where the average slope is greater than 25%
(2) Residential	1 du/gr. ac.
(3) Residential	2 du/gr. ac. (2.4 du/gr. ac. density bonus option)1
(4) Residential	2.9 du/gr. ac. (3.5 du/gr. ac. density bonus option)1
(5) Residential	4.3 du/gr. ac. (5.2 du/gr. ac. density bonus option)1
(6) Residential	7.3 du/gr. ac. (8.8 du/gr. ac. density bonus option)1
(7) Residential	10.9 du/gr. ac. (13.2 du/gr.ac. density bonus option)1
(8) Residential	14.5 du/gr. ac. (17.4 du/gr.ac. density bonus option)1
(9) Residential	29 du/gr. ac. (34.8 du/gr.ac. density bonus option)1
(10) Residential	40 du/gr. ac.

1 The density bonus option applies to Current Urban Development Areas, but is not permitted within Future Urban Development Areas or Country Towns.

URBAN RESIDENTIAL DESIGNATIONS AND USE REGULATIONS

DESIGNATION	USE REGULATIONS: Consistent	USE REGULATIONS: Special Circumstances
(1) Residential 1 du/1, 2, 4 gr.ac.	R-S, R-D, R-R, R-RO S-80, S-88, S-90, S-94	R-M, R-V, R-U, R-C A-70, A-72 S-82, S-86, S-92
(2) Residential 1 du/gr.ac.	R-S, R-D, R-U, R-RO, R-R S-80, S-88, S-90, S-94	R-M, R-V, R-C A-70, A-72 S-82, S-86, S-92
(3) Residential 2 du/gr. ac. (2.4 du/gr.ac. density bonus option)	R-S, R-D, R-R, R-RO, R-U S-80, S-88, S-90, S-94	R-M, R-V, R-C A-70, A-72 S-82, S-86, S-92
(4) Residential 2.9 du/gr. ac. (3.5 du/gr.ac. density bonus option)	R-S, R-D, R-M, R-V, R-U R-RO S-80, S-88, S-90, S-94	R-C A-70, A-72 S-82, S-86, S-92
(5) Residential 4.3 du/gr. ac. (5.2 du/gr.ac. density bonus option)	R-S, R-D, R-M, R-V, R-U R-RO S-80, S-88, S-90, S-94	R-C A-70, A-72 S-82, S-86, S-92
(6) Residential 7.3 du/gr. ac. (8.8 du/gr.ac. density bonus option)	R-S, R-D, R-M, R-V, R-U R-RO S-80, S-88, S-90, S-94	R-C A-70, A-72 S-82, S-86, S-92
(7) Residential 10.9 du/gr. ac. (13.2 du/gr.ac. density bonus option)	R-U, R-S, R-D, R-M, R-V R-RO S-80, S-88, S-90, S-94	R-C A-70, A-72 S-82, S-86, S-92
(8) Residential 14.5 du/gr. ac. (17.4 du/gr.ac. density bonus option)	R-U, R-D, R-M, R-V, R-RO S-80, S-88, S-90, S-94	R-S, R-C A-70, A-72 S-82, S-86, S-92
(9) Residential 29 du/gr. ac. (34.8 du/gr.ac. density bonus option)	R-U, R-D, R-M, R-V, R-RO S-80, S-88, S-90, S-94	R-S, R-C A-70, A-72 S-82, S-86, S-92
(10) Residential 40 du/gr.ac.	R-U, R-D, R-M, R-V, R-RO S-80, S-88, S-90, S-94	R-S, R-C A-70, A-72 S-82, S-86, S-92

COMMERCIAL DESIGNATIONS

The Commercial Designations provide locations for exclusive commercial uses and areas for a mixture of commercial and residential uses. The four Commercial Designations are:

(11) Office-Professional

-- This designation provides areas for administrative and professional services. Residential uses may be permitted under Special Circumstances (SC). This designation is consistent with all categories of the Regional Land Use Element except Estate and Rural Development Areas.

(12) Neighborhood Commercial

-- This designation provides for limited, small scale commercial uses serving the daily needs of local residents. It is designed to serve only a limited market and uses should be compatible in design and scale with adjacent residential uses. Residential uses may be permitted under Special Circumstances. This designation is consistent with all categories of the Regional Land Use Element.

(13) General Commercial

-- This designation provides for commercial areas where a wide range of retail activities and services is permitted. Residential uses may be permitted under Special Circumstances. This designation would be appropriate for community or regional shopping centers, central business districts, or small but highly diverse commercial development. It is intended that uses permitted within this designation be limited to commercial activities conducted within an enclosed building. This designation is consistent with all categories of the Regional Land Use Element except Estate and Rural Development Areas.

(14) Service Commercial

-- This designation provides for heavier commercial or light industrial uses with large acreage requirements. This designation would differ from the General Commercial Designation in that it emphasizes services to retail commercial zones by permitting wholesaling and warehousing activities. This designation is consistent with all categories of the Regional Land Use Element.

COMMERCIAL DESIGNATIONS AND USE REGULATIONS

DESIGNATION	USE REGULATIONS: Consistent	USE REGULATIONS: Special Circumstances
(11) Office-Professional	C-30, C-31, C-46 S-80, S-84, S-86, S-88 S-90, S-94	R-C S-82
(12) Neighborhood Commercial	C-32, C-30 S-80, S-86, S-88 S-90, S-94	R-C C-31 S-82
(13) General Commercial	C-36, C-30, C-32, C-34, C-42 C-44, C-46, S-80, S-84, S-86 S-88, S-90, S-94	C-31 S-82 R-C
(14) Service Commercial	C-38, C-30, C-32, C-34, C-36 C-37, C-40, C-42, C-44, C-46 S-80, S-84, S-86, S-88 S-90, S-94	C-31 S-82

INDUSTRIAL DESIGNATIONS AND USE REGULATIONS

DESIGNATION	USE REGULATIONS: Consistent	USE REGULATIONS: Special Circumstances
(15) Limited Impact	M-50, M-52, S-80, S-86, S-88 S-90, S-94	C-44 S-82
(16) General Impact	C-38, M-50, M-52, M-58, M-54 S-80, S-86, S-88, S-90, S-94	C-44 S-82

NON-URBAN RESIDENTIAL DESIGNATIONS AND USE REGULATIONS

DESIGNATION	USE REGULATIONS: Consistent	USE REGULATIONS: Special Circumstances
(17) Estate Residential	A-70, A-72, R-R S-80, S-88, S-90, S-92, S-94	R-RO, R-C, C-36 C-40, C-44, S-82, S-86
(18) Multiple Rural Use	R-R A-70, A-72 S-80, S-88, S-90, S-92, S-94	R-RO, R-C, C-36 C-40, C-44, M-50, M-5[illegible] S-82, S-86

INDUSTRIAL DESIGNATIONS

The Industrial Designations provide locations for manufacturing, industrial, wholesaling, and warehousing uses based on the potential nuisance characteristics or impacts of a use. The two Industrial Designations are:

(15) Limited Impact Industrial

-- This designation provides for manufacturing and industrial uses which exhibit few or low nuisance characteristics. All uses, with minor exceptions, are conducted entirely within enclosed buildings. This designation is consistent with all categories of the Regional Land Use Element.

(16) General Impact Industrial

-- This designation provides for uses exhibiting moderate to severe nuisance characteristics. Typically, large sites are required with direct access to major roads, railroads, and other transportation modes. This designation is consistent with all Categories of the Regional Land Use Element except Country Town.

NON-URBAN RESIDENTIAL DESIGNATIONS

These designations provide for areas not intended to develop at urban densities. Urban improvement standards will not apply and urban level services will not be provided. Commercial uses may be permitted to serve the needs of the residents. There are two Non-Urban Residential Designations:

(17) Estate Residential

-- This designation provides for minor agricultural and low density residential uses. Minimum parcel sizes of two or four acres or larger are required depending on the following slope criteria:

Slope -- 1 dwelling unit per 2 acres (gross) where the average slope does not exceed 25%.

-- 1 dwelling unit per 4 acres (gross) where the average slope is greater than 25%.

Clustering when located within the Estate Development Area Category of the Regional Land Use Element (Policy 1.3) is permitted within this designation. This designation is consistent with the Estate Development Area, Country Town, Environmentally Constrained Area, and Special Study Area Categories of the Regional Land Use Element.

(18) Multiple Rural Use

-- This designation is applied in areas with one or more of the following characteristics: not highly suited for intensive agriculture; rugged terrain; watershed; desert lands; lands susceptible to fires and erosion; lands which rely on groundwater for water supply; and other environmentally

constrained areas. Parcel sizes of 4, 8, or 20 acres are required depending upon slope as follows, and the criteria established in the County Groundwater Policy which may require up to 40 acre parcels:

Slope -- 1 dwelling unit per 4 acres (gross) where the average slope does not exceed 25%.

-- 1 dwelling unit per 8 acres (gross) where the average slope is greater than 25% and does not exceed 50%.

-- 1 dwelling unit per 20 acres (gross) where the average slope is greater than 50%.

Other than a single-family home on an existing lot, it is not intended that any development occur unless the proposed development has been carefully examined to assure that there will be no significant adverse environmental impacts, erosion and fire problems will be minimal, and no urban levels of service will be required.

Permitted parcel sizes are as specified above, provided that Health Department requirements for adequate immediate and long term water supply and septic tank and leach fields can be met, provided that the criteria in the County Groundwater Policy can be met (which may require minimum parcel sizes of 40 acres), provided that when environmental analysis indicates that significant impacts could occur then larger parcel sizes will be required, and further provided that when zoning on the land requires a larger parcel size such larger parcel size shall prevail.

Clustering when located within the Estate Development Area category of the Regional Land Use Element (Policy 1.3) is permitted within this designation. This designation is consistent with the Estate and Rural Development Area, Country Town, Environmentally Constrained Area, and Special Study Area Categories of the Regional Land Use Element.

AGRICULTURAL DESIGNATIONS

These designations promote agricultural use as the principal and dominant use. Uses that are supportive of agriculture or compatible with agricultural uses are also permitted. Lot sizes and overall population density will vary based on the suitability of the individual parcels for various crops or agricultural products. No uses should be permitted that would have a serious adverse effect on agricultural production including food and fibre production, horticulture, floriculture, or animal husbandry. There are two Agricultural Designations:

(19) Intensive Agriculture

-- This designation promotes a variety of agricultural uses including minor commercial, industrial, and public facility uses appropriate to agricultural operations or supportive of the agricultural population.

-- This designation permits 2, 4, and 8 acre parcels under the following circumstances.

One dwelling unit per 2 acres (gross) when the following finding is made:

-- at least 80 percent of the land does not exceed 25 percent slope; and

-- the land is planted, and has been planted, for at least the previous one-year period, in one or more of the following commercial crops as defined by the U.S. Department of Agriculture Soil Survey, San Diego Area (1973) - avocados, flowers, tomatoes, and specialty crops; and

-- a continuing supply of irrigation water is available to the land; and

-- the land has access to a publicly maintained road without the necessity of a significant amount of grading; and

-- two acre parcels on the land will not have a significant adverse environmental impact which cannot be mitigated.

One dwelling unit per 4 acres (gross) where the average slope of the land does not exceed 25 percent and the above finding cannot be made.

One dwelling unit per 8 acres (gross) where the average slope of the land is greater than 25 percent.

-- In connection with commercial, industrial, public facility, public utility, electronic installations, and other specialized uses, a smaller parcel size may be permitted, provided on-site sewage disposal, zoning, and other site development requirements can be met.

-- This designation is consistent with all categories of the Regional Land Use Element.

(20) Agricultural Preserve

-- This designation permits the following:

For lands under contract, permitted uses and parcel sizes shall be as specified by the contract.

For lands within the preserve boundaries but not under contract, uses and parcel sizes shall be determined by the Use Regulation. This designation is consistent with all categories of the Regional Land Use Element.

AGRICULTURAL DESIGNATIONS AND USE REGULATIONS

DESIGNATION	USE REGULATIONS: Consistent	USE REGULATIONS: Special Circumstances
(19) Intensive Agriculture	A-70, A-72 S-80, S-88, S-90, S-94	R-C S-82, S-86
(20) Agricultural Preserve	A-70, A-72 S-80, S-88, S-90, S-94	S-82, S-86

SPECIAL PURPOSE DESIGNATIONS AND USE REGULATIONS

DESIGNATION	USE REGULATIONS: Consistent	USE REGULATIONS: Special Circumstances
(21) Specific Planning Area	Consistent with all Use Regulations	---
(22) Public/Semi-Public Lands	Consistent with all Use Regulations	---
(23) National Forest/State Parks	R-R A-70 S-80, S-88, S-90, S-92, S-94	R-C, C-44 A-72 S-82, S-86
(24) Impact Sensitive	R-R A-70 S-80, S-88, S-90, S-92, S-94	A-72 S-82, S-86
(25) Extractive	A-70, A-72 S-80, S-82, S-90, S-92 S-94	C-37, C-38, C-40 C-42, C-44, C-46 M-50, M-52, M-54, M-58 S-86

SPECIAL PURPOSE DESIGNATIONS

(21) Specific Planning Area

-- This designation is used where a specific plan has been adopted or must be adopted prior to development. Land within this designation typically has environmental constraints or unique land use concerns which require special land use and/or design controls. The overall density permitted in a Specific Planning Area shall be designated on the Community or Sub-regional Plan map. This designation may be consistent with all categories of the Regional Land Use Element.

(22) Public/Semi-Public Lands

-- This designation indicates lands generally owned by public agencies. This designation includes military bases; Indian reservations; cemeteries; institutions; public parks including Regional Parks; County airports; and other public and semi-public ownership. Any proposal for private development within this designation will be reviewed by the appropriate agency to assure that there will be minimum adverse effect on that agency's property or plans for that property.

For areas in private ownership, lot sizes shall be determined by the following criteria and standards:

-- 1 dwelling unit per 4 acres (gross) where the average slope does not exceed 25% and each parcel has frontage on a publicly maintained road.

-- 1 dwelling unit per 8 acres (gross) where the average slope is greater than 25% and does not exceed 50%.

-- 1 dwelling unit per 20 acres (gross) where the average slope is greater than 50%.

This designation is consistent with all categories of the Regional Land Use Element.

(23) National Forest and State Parks

-- This designation indicates the planned boundaries and major land holdings of the Cleveland National Forest, Cuyamaca Rancho State Park, and Anza-Borrego State Park. It is the intent of this designation that the appropriate governmental agency will be notified prior to the approval of any proposal by a property owner to use or develop any land within this Land Use Designation. Under California Code Section 884, a reasonable period of time will be given for the appropriate public agency to respond to such notice.

For areas in private ownership, lot sizes shall be determined by the following criteria and standards:

-- 1 dwelling unit per 4 acres (gross) where the average slope does not exceed 25% and each parcel has frontage on a publicly maintained road, or a road which connects to a public road; has a 40 foot mini-

mum right-of-way and meets large-lot subdivision standards for improvements and geometrics.

-- 1 dwelling unit per 8 acres (gross) where the average slope is greater than 25% and does not exceed 50%.

-- 1 dwelling unit per 20 acres (gross) where the average slope is greater than 50%.

This designation is consistent with all categories of the Regional Land Use Element.

(24) Impact Sensitive

-- This designation is applied to areas considered unsuitable for urban development for reasons of public safety or environmental sensitivity. Large lot residential parcels, agricultural pursuits, limited recreational uses, mineral extraction, or greenbelts connecting permanent open space areas may be compatible with this designation. This designation includes:

-- environmentally sensitive characteristics such as floodplains, waterbodies, lagoons, marshes, wetlands, steep slopes, vegetation and wildlife habitat, heavy timber, mineral extraction, watershed and desert, and

-- safety impact considerations such as floodways, faults, and landslide potential.

Parcel sizes of 4, 8, 20, and 40 acres or larger are required depending on the following criteria:

Slope	Not Exceed 25%	Greater Than 25% Not Exceed 50%	Greater Than 50%
Environmentally Sensitive	4 acres	8 acres	20 acres
Safety Impact	8 acres	20 acres	40 acres

This designation is consistent with all categories of the Regional Land Use Element.

(25) Extractive

This designation is applied only to areas containing economically or potentially economically extractable mineral resources. The designation promotes extraction as the principal and dominant use. Uses other than extraction and processing of mineral resources are allowed only when they will not interfere with present or future extraction. Uses such as processing, agriculture and open space which are supportive of, or compatible with, mining are also allowed. Interim uses which are not compatible, but which will be removed, may be allowed.

Within this designation parcels may not be subdivided to lots smaller than 20 gross acres. However, this limitation:

1. Does not apply to portions of parcels outside of the Extractive designation.

2. Does not preclude extraction operations on existing parcels smaller than 20 gross acres.

This designation is consistent with all categories of the Regional Land Use Element.

The Extractive land use designation is an overlay designation. It is intended to be temporary in that the County will initiate a General Plan amendment to remove the extractive designation once extraction and rehabilitation is complete. It is intended that the land use would, through such General Plan Amendment, be re-designated to the underlying designation. Such General Plan Amendment and re-designation may be adopted for portions of individual properties in order to accommodate phased rehabilitation and new uses.

The underlying land use will continue to be shown on General Plan maps but will have no regulatory effect while the extractive designation exists.

SPECIAL AREA OVERLAYS

Where some unique physical, legal, or resource situation exists, a Special Area Overlay shall be used on the appropriate land use map. This overlay designation shall: 1) indicate that the underlying designation is modified in some limiting way as to permitted use and/or to permitted density; 2) define conditions in addition to those normally used in order to attain the underlying use and density.

These overlays are applied to lands which have some unique characteristics which might indicate an implementing Use Regulation other than the primary Use Regulation is appropriate. These overlays are:

SCENIC (S)

-- This overlay applies to areas of high scenic value both to assure exclusion of incompatible uses and structures and to preserve and enhance the scenic value. This will be implemented primarily through the Scenic Area Regulations of The Zoning Ordinance (Section 5200).

RESOURCE CONSERVATION AREAS (RCA)

-- This overlay identifies lands requiring special attention in order to conserve resources in a manner best satisfying public and private objectives. The appropriate implementation actions will vary depending upon the conservation objectives of each resource but may include: public acquisition, establishment of open space easements, application of special land use controls such as cluster zoning, large lot zoning, scenic or natural resource preservation overlay zones, or by incorporating special design considerations into subdivision maps or special use permits. Resource Conservation Areas shall include but are not limited to groundwater problem areas, coastal wetlands, native wildlife habitats, construction quality sand areas, littoral sand areas, astronomical dark sky areas, unique geologic formations, and significant archaeological and historical sites.

Within Resource Conservation Areas, County departments and other public agencies shall give careful consideration and special environmental analysis to all projects which they intend to carry out, propose, or approve, and shall select those conservation actions most appropriate to the project and consistent with the intent of this overlay designation.

DISTRICT PRESERVATION (DP)

-- The purpose of this overlay is to preserve the historic, cultural, and architectural resource values of designated districts by encouraging compatible uses and architectural design. This will be implemented primarily through the District Preservation Area Regulations of The Zoning Ordinance (Section 5700).

IMPLEMENTATION

Zoning Matrix

The Government Code Section 65860 requires that The County Zoning Ordinance must be compatible with the objectives, policies, and general land uses and programs specified in the adopted General Plan. The following matrix shows the Use Regulations which are compatible with the Plan. All Use Regulations have reference to The San Diego County Zoning Ordinance No. 5281 (New Series). In each Land Use Designation, a number of zones may be suitable to meet the intent of the Plan.

COMPATIBILITY MATRIX [1]

DEGREE OF COMPATIBILITY:

- ■ CONSISTENT WITH REGIONAL CATEGORY
- * CONSISTENT USE REGULATION
- O SPECIAL CIRCUMSTANCES

REGIONAL CATEGORIES (2)						LAND USE DESIGNATIONS (3)	USE REGULATIONS (4)																																			
							RESIDENTIAL								COMMERCIAL											INDUSTRIAL				AGR.		SPECIAL									
CURRENT AND FUTURE URBAN	ESTATE	RURAL	COUNTRY TOWN	ENVIRONMENTALLY CONSTRAINED	SPECIAL STUDY AREAS		R S	R D	R M	R V	R-U	R RO	R R	R C	C 30	C 31	C-32	C-34	C-36	C 37	C-38	C-40	C-42	C 44	C-46	M 50	M 52	M 54	M 58	A 70	A 72	S-80	S 82	S 86	S 87	S 88	S 90	S 92	S-94
						URBAN RESIDENTIAL																																				
■			■			1 1.0DU-1, 2 & 4Ac (5)	*	*	O	O	O	*	*	O																O	O	*	O	O		*	*	O	*
■			■			2 1.0 DU/Ac	*	*	O	O	*	*	*	O																O	O	*	O	O		*	*	O	*
■			■			3 2.0 DU/Ac. (6)	*	*	O	O	*	*	*	O																O	O	*	O	O		*	*	O	*
■			■			4 2.9 DU/Ac. (6)	*	*	*	*	*	*		O																O	O	*	O	O		*	*	O	*
■			■			5 4.3 DU/Ac. (6)	*	*	*	*	*	*		O																O	O	*	O	O		*	*	O	*
■			■			6 7.3 DU/Ac. (6)	*	*	*	*	*	*		O																O	O	*	O	O		*	*	O	*
■			■			7 10.9 DU/Ac (6)	*	*	*	*	*	*		O																O	O	*	O	O		*	*	O	*
■			■			8 14.5 DU/Ac. (6)	O	*	*	*	*	*		O																O	O	*	O	O		*	*	O	*
■			■			9 29.0 DU/Ac. (6)	O	*	*	*	*	*		O																O	O	*	O	O		*	*	O	*
■						10 40.0 DU/Ac	O	*	*	*	*	*		O																O	O	*	O	O		*	*	O	*
						COMMERCIAL																																				
■			■			11 OFFICE PROFESSIONAL								O	*	*									*							*	O	*		*	*		*
■	■	■	■			12 NEIGHBORHOOD (14)								O	*	O	*															*	O	*		*	*		*
■			■			13 GENERAL (14)								O	*	O	*	*	*				*	*	*							*	O	*		*	*		*
■	■	■	■			14 SERVICE									*	O	*	*	*	*	*	*	*	*	*							*	O	*		*	*		*
						INDUSTRIAL																																				
■	■	■	■			15. LIMITED IMPACT																		O		*	*				*	O	*		*	*		*
■	■	■				16. GENERAL IMPACT															*			O		*	*	*	*		*	O	*		*	*		*
						NON-URBAN RESIDENTIAL																																				
	■		■			17 ESTATE 1 DU/2 & 4 Ac. (15)						O	*	O					O			O		O						*	*	*	O	O		*	*	*	*
	■	■	■			18 MULTIPLE RURAL USE 1 DU/4, 8, 20 & 40 Ac. (15)						O	*	O					O			O		O		O	O			*	*	*	O	O		*	*	*	*
						AGRICULTURAL																																				
■	■	■	■			19. INTENSIVE 1 DU/2, 4 & 8 Ac								O																*	*	*	O	O		*	*		*
■	■	■	■			20. PRESERVES 1 DU/8 Ac																								*	*	*	O	O		*	*		*
						SPECIAL PURPOSE																																				
■	■	■	■			21 SPECIFIC PLAN AREA	ALL USE REGULATIONS MAY BE CONSISTENT WITH THIS LAND USE DESIGNATION																																			
■	■	■	■			22 PUBLIC SEMI PUBLIC	ALL USE REGULATIONS MAY BE CONSISTENT WITH THIS LAND USE DESIGNATION																																			
■	■	■	■			23 NATIONAL FOREST & STATE PARKS 1 DU/4 8 & 20 Ac							*	O										O						*	O	*	O	O		*	*	*	*
■	■	■	■			24 IMPACT SENSITIVE 1 DU/4, 8, 20 & 40 Ac							*																	*	O	*	O	O		*	*	*	*
■	■	■	■			25 EXTRACTIVE 1 DU/20 Ac														O	O	O	O	O	O	O	O	O	O	*	*	*	*	O			*	*	*

ALL LAND USE DESIGNATIONS MAY BE CONSISTENT WITH THIS REGIONAL CATEGORY

ALL LAND USE DESIGNATIONS MAY BE CONSISTENT WITH THIS REGIONAL CATEGORY

NOTES:

1. The Land Use Element text describes in detail each regional category and land use designation. Use regulations are explained in the County Zoning Ordinance. Consistency with the Land Use Element shall be determined by reviewing both the Matrix and the Goals and Policies of the Land Use Element.
2. See Regional Land Use Element Map.
3. See the Community and Subregional Plan Maps. The densities specified on the Matrix are maximum permitted densities.
4. See the County Zoning Ordinance.
5. Refer to Policy 2.1 of the Land Use Element text for the application of this designation.
6. Twenty percent (20%) density bonuses are available in this designation for those projects qualifying under the Inclusionary Housing Policy. Refer to Policy 2.1 of the Land Use Element text for maximum permitted density.
7. The density permitted by the Use Regulation shall not exceed the maximum density specified by the Land Use Designation.
8. Existing (as of January 3, 1979) fully subdivided and fully developed uses may be classified to a use regulation consistent with that use (Policy 3.6 of the Land Use Element).
9. Special Purpose Overlays may be applied over any of the 24 Land Use Designations. These overlays shall serve to modify and/or further restrict the underlying land use designation. (Policy 2.7 of the Land Use Element).
10. The S 87 use regulation is not consistent with any of the Land Use Designations. It is intended to provide limited controls on the use of property pending specific studies to enable reclassification of said area in conformance with the adopted Community or Subregional Plan Maps.
11. To determine consistency in those Community and Subregional Plan Areas where public hearings have not been held to achieve consistency with the Regional Land Use Element, the Land Use Designations on the Community and Subregional Plan Maps shall take precedence over the Regional Categories (Policy 3.2 of the Land Use Element).
12. Existing Private Development Plans, Specific Plans and Applications to expand the boundaries of same may conflict with the categories of the Regional Land Use Element. To determine consistency in these cases, the findings as stated in Policy 3.4 of the Land Use Element must be made by either the Planning Commission or Board of Supervisors prior to project level approval.
13. Within Country Towns where commercial uses are not specifically designated on the Community or Subregional Plan Maps, commercial uses/use regulations may be consistent with this designation if these uses primarily serve the local population. This does not apply to those lands in Country Towns where commercial is designated on the plan map. If these uses/use regulations primarily serve the need of the automobile associated traveler, they shall be adjacent to freeway interchanges or in areas with convenient access to freeways or highways. If these uses/use regulations primarily serve the need of the local population, they shall be proposed at a scale and intensity consistent with the surrounding area.
14. Until public hearings are held to determine appropriateness of areas designated #12 and #13 based on the new (as of January 3, 1979) definitions of these designations, this regulation is deemed consistent wherever already applied (as of January 3, 1979).
15. Clustering when located within the Estate Development area category of the Land Use Element (Policy 1.3, pg II-7) is permitted within this designation.
16. The Extractive land use designation is an extractive designation which takes precedence over underlying designations. Upon completion of mining and rehabilitation, the underlying designations automatically apply.

SECTION II

TRANSPORTATION

SECTION II

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PART I

DISCUSSION

The Ramona Community Plan proposes a transportation network which will accommodate both local and regional traffic with a minimum of disruption to the rural and aesthetic character of the Planning Area.

The proposals made in the Transportation Section of this Plan and the accompanying maps amend Sheet #4 of the County General Plan Circulation Element (including Streets and Highways and parts of the Bicycle Subelement) and the General Plan Scenic Highway Element. Community level planning policies called for in the Noise Element are carried out in this Plan.

ROAD NETWORK

Ramona Plan Area residents currently generate approximately 35,000 daily vehicle trips. A high percentage of these trips are completed within the Plan Area. Major external attractions to residents of Ramona include Poway, Escondido, Rancho Bernardo, Del Mar, Mira Mesa, Kearney Mesa, Grossmont, El Cajon, Lakeside, San Diego State University, and downtown San Diego. Major attractions within the community are the Ramona Town Center, Dos Picos County Park, and Ramona High School.

Traffic volume on the state highways which pass through Ramona have almost doubled since 1963. Approximately one-third of this increase can be attributed to the rising population of the entire San Diego region. A majority of the increased traffic can be attributed to the rise in popularity of the mountains and deserts to the north and east of Ramona for recreational purposes.

The Ramona Community Plan Streets and Highways Map presents in graphic form the road system intended to serve the internal circulation needs for the Planning Area. It is a schematic representation of the road corridors. Upon adoption of this network precise alignment studies will be made. The lines do not differentiate between existing and proposed roads.

The map delineates only major roads and various classifications of collector roads. These are the "County Interest Roads" which serve the community and the region. In addition there are many local interest roads, serving private property, which either exist now in the community, or which will be built as a result of the subdivision process.

San Vicente Road, the proposed SA325 Town Center bypass, the proposed SA603, Dye Road, and the Old Julian Highway east of the Town Center, are designated "major roads" with a 102 foot right-of-way.

Highway 67 also is designated a "major road" to the intersection with Dye Road. Thereafter Highway 67 is designated a "collector road" with an 84 foot right-of-way. Improvement of Highway 67 in the Town Center is discussed in a proposed Specific Plan area. The only other designated collector is Hanson Lane; Vermont Street is a "light collector" and the remaining roads are designated "rural collectors." The rural collector is a new classification in San Diego County which is introduced in the Ramona Community Plan.

CRITERIA FOR RURAL COLLECTOR CLASSIFICATIONS

The Rural Collector classification proposes a right-of-way of 84 feet with a 40-foot paved roadbed. This 40 feet of paving would consist of two 12-foot lanes and corresponding 8-foot shoulders. A major portion of the remaining right-of-way can be used by pedestrians relatively unencumbered by the curbs and gutters intended for roads within urban areas. This classification is limited to roads where projected traffic volumes do not exceed 5,000 vehicles per day.

Continued development within the Planning Area beyond the intended rural setting may ultimately require further improvements of these roads. The "rural collector" classification can be upgraded in capacity to "collector" status as presently defined by the San Diego County Circulation Element. "Collector" roads consist of an 84-foot right-of-way with 64 feet of paving. Within this paved area are four 12-foot lanes and two 8-foot shoulders. In addition, normal curbs and gutters would replace the more natural drainage conditions of the "rural collector" to handle the increased run-off problems of a developing area.

HIGHWAY 67/VERMONT STREET SPECIFIC PLAN

A Specific Plan will be prepared to govern the circulation needs at the western entrance of the Town Center. The purpose of this plan is to provide a couplet of one way streets which will preserve the existing windrows of eucalyptus trees along Highway 67. Appendix B contains a detailed description of the Specific Plan proposal.

TRANSIT

The North County Transit District Development Board provides the only public transit in the Planning Area. The District operates the bus line from Escondido to Ramona Mondays through Saturdays at two hour intervals. The Plan proposes increased bus service to points in the Metropolitan area as one means of reducing commuter traffic congestion and vehicle emissions.

AIRPORT DEVELOPMENT

Ramona Airport is a "general aviation airport" and is a part of the County's regional air transportation network. Presently the airport has a single runway which is under-utilized in terms of the airport's practical annual capacity of 250,000 operations. The Ramona Community Plan anticipates development of fixed business operations located on or adjacent to airport facilities. However, the Plan does not anticipate any expansion of the present practical annual capacity due to commercial/industrial development.

Both the U.S. Forest Service and the California Division of Forestry utilize the airport for region-wide airborne fire fighting operations. This use is encouraged in the Planning Area since Ramona is prone to intensive fire danger in the outlying areas.

Certain safety improvements are intended for the airport during the life of the Plan. These improvements do not increase the operational capacity of the airport, but do improve airport safety under variable weather conditions.

BICYCLE ROUTES

The Ramona Planning Area is also a frequent destination for cyclists from the San Diego Region. The Santa Maria Valley is broad and flat and invites cyclists to explore the rural roads which wind through it.

The Community Plan proposes a bicycle route network which will provide safe direct routes along major roads throughout the Planning Area. Depending on whether a bicycle lane or a separate bicycle trail is chosen to implement the network, a maximum of 12 feet of right-of-way will be required for dedication.

SCENIC HIGHWAY DEVELOPMENT

Designation of selected major routes through the Ramona Community Planning Area as "Scenic Highway" will preserve the scenic integrity of the visual corridors of these routes. (cf. Scenic Highway Map) The Community Plan recommends implementation of the Scenic Preservation Overlay Zone along the corridors of these routes to provide protection from unsightly land uses until such time as the appropriate agency (State or County) can initiate complete corridor studies and development guidelines. The routes chosen through the Ramona Area also provide links to other scenic highway segments adopted for neighboring communities and cities.

TRAFFIC GENERATED NOISE

The Transportation Section of the Community Plan discusses only the noise that is generated by transportation systems. Fixed sources of noise are controlled by the County Noise Ordinance, and do not require specific land use planning considerations in the Community Plan.

Transportation noise, however, is a constant source requiring either compatible land use designations within noise zones which exceed the levels permitted for residential development, or development modifications which will mitigate the noise impacts. Mitigations might include berms, sound attenuating walls or fences, insulation of buildings, or increased building setback.

Transportation noise currently exceeding a Community Noise Equivalent Level (CNEL) of 55 dB(A) occurs along State Highways 67 and 78. It is expected that these noise levels will increase over the life of the Community Plan and will impact other routes as well.

Additionally, transportation noise exceeding CNEL 55 dB(A) is created by flight operations at Ramona Airport. Again, it is anticipated that the area of noise impact will increase during the life of the Plan. The Community Plan has designated land adjacent to Ramona Airport for agricultural use. Land immediately east of the runway clear zone however, has already been committed to low density residential use.

PART 2

GOALS, OBJECTIVES, AND POLICIES FOR TRANSPORTATION

Policies adopted in this Section will provide a community-level amplification of the following Elements of the San Diego County General Plan for the Ramona area:

Circulation Element
Bicycle Subelement
Scenic Highway Element
Noise Element

Maps adopted in this section will amend the following maps of the San Diego County General Plan:

-- Ramona Streets and Highways Map will amend Sheet #4 of the General Plan Circulation Element.

-- Ramona Bicycle Route Map will amend the General Plan Bicycle Subelement Map.

-- Ramona Scenic Highway Map will amend the General Plan Scenic Highway Element Map.

TRANSPORTATION

Goal

DEVELOP A SAFE, COORDINATED TRANSPORTATION SYSTEM WHICH WILL PROVIDE EFFICIENT CIRCULATION WITHIN THE COMMUNITY, WILL COMPLEMENT PRESENT AND FUTURE LAND USES, AND WILL PROVIDE CONVENIENT PUBLIC AND PRIVATE TRANSPORTATION BETWEEN RAMONA AND OTHER COMMUNITIES OF SAN DIEGO COUNTY.

Objectives

1. SUPPORT THE DEVELOPMENT OF A LOCAL ROAD NETWORK WHICH IS DESIGNED TO SERVICE THE ADOPTED LAND USE PATTERN AND THE HIGH VOLUME OF WEEKEND AND HOLIDAY TRAFFIC THROUGH RAMONA.

   Policy 1.1 The Department of Transportation will require irrevocable offers of dedication and roadway improvements on all roads identified on the Ramona Streets and Highways Map.

2. DEVELOP A TRANSPORTATION PLAN THAT IS COMPATIBLE WITH THE RURAL CHARACTER OF THE PLANNING AREA.

   Policy 2.1 "Rural Collectors" standards will be applied to appropriate roads with 84' right-of-way as designated on the Streets and Highways Map.

Policy 2.2 Where practical, landscaping will be provided along the right-of-way of major roads. (cf. Community Design Policies 1 and 2)

Policy 2.3 Replacement of significant trees and shrubs will be provided when these are damaged or destroyed by highway maintenance or improvements.

3. PLAN AND DESIGN ROADS SO THAT NEIGHBORHOODS ARE NOT BISECTED BY MAJOR TRAFFIC ARTERIES. (cf. Land Use Map and Streets and Highways Map)

4. ENCOURAGE A ROAD DESIGN WHICH FOLLOWS NATURAL CONTOURS AND THEREBY MINIMIZES CUT AND FILL SLOPES AND PROTECTS THE NATURAL BEAUTY OF THE PLANNING AREA.

Policy 4.1 Require maximum consideration of environmental and aesthetic values in the design of local roads.

5. DEVELOP A ROAD SYSTEM WHICH ROUTES EXTERNALLY GENERATED TRAFFIC THROUGH THE PLANNING AREA WITH A MINIMUM OF DISRUPTION TO THE COMMUNITY. (cf. Streets and Highways Map)

6. ENCOURAGE THE DEVELOPMENT OF CENTRALLY LOCATED PARKING FACILITIES IN THE COMMERCIAL AREA.

Policy 6.1 Parking requirements in The Zoning Ordinance will be strictly enforced in all new commercial or industrial development.

7. ENCOURAGE A COMMUNITY SYSTEM OF BICYCLE ROUTES AND FACILITIES THAT WILL CONNECT RESIDENTIAL AREAS TO SCHOOLS, RECREATIONAL, AND COMMERCIAL FACILITIES AND WILL COMPLEMENT THE COUNTYWIDE BICYCLE ROUTE SYSTEM.

8. ENCOURAGE A SYSTEM OF WALKWAYS THAT WILL PROVIDE SAFE PEDESTRIAN AND EQUESTRIAN CIRCULATION IN THE PLANNING AREA.

Policy 8.1 Roads not requiring paved sidewalks should be improved with a cleared and graded walkway within the unpaved right-of-way.

9. ENCOURAGE THE IMPROVEMENT OF PUBLIC TRNASPORTATION SERVICE AND INCREASE SERVICE TO SURROUNDING COMMUNITIES AS REQUIRED. (This objective cannot be met by County actions. Transit service will be provided by North County Transit District, a State agency.)

10. ENCOURAGE COMMERCIAL PARKING LOT ENTRANCES AND EXITS FROM SIDE STREETS WHEREVER FEASIBLE.

Policy 10.1 Where commercial lots abut secondary streets, access will be required from these streets in addition to any other access routes which may be permitted.

11. ENCOURAGE FREQUENT EVALUATIONS OF TRAFFIC STATISTICS ALONG RAMONA ROADS IN ORDER TO INSTITUTE SAFETY IMPROVEMENTS WHENEVER THEY ARE NEEDED.

Policy 11.1 Volume and accident statistics will be monitored and safety improvements will be implemented in order to maintain maximum safety along all roads of the Planning Area.

12. SUPPORT THE NAMING AND POSTING OF ALL PUBLIC AND PRIVATE ROADS.

Policy 12.1 At the request of interested citizens, the County will provide for the naming and posting of private roads under the conditions outlined in Board of Supervisor's Policy J-4.

13. DISCOURAGE THE FUTURE DEVELOPMENT OF RAMONA AIRPORT AS A MAJOR TRANSPORTATION ARTERY.

Policy 13.1 Ramona Airport will remain classified as a "General Aviation Facility." Airport improvements which would increase the existing practical annual capacity will be subject to environmental impact review by the Ramona Citizens' Planning Group.

SCENIC HIGHWAY

Goal

ENCOURAGE A SCENIC HIGHWAY SYSTEM WHICH WILL PROVIDE ATTRACTIVE AND SCENIC TRAVEL ROUTES THROUGH THE RAMONA PLANNING AREA.

Objectives

1. PROMOTE THE EARLY DESIGNATION OF SCENIC HIGHWAY CORRIDORS IN THE PLANNING AREA SO AS TO PRESERVE THE SCENIC QUALITY OF THEIR ROUTES.

Policy 1.1 Corridors of the Scenic Highways identified on the Ramona Community Plan Scenic Highways Map will be protected from incompatible land uses.

2. ENCOURAGE AN EMPHASIS ON HIGHWAY BEAUTIFICATION THROUGH STRICT CONTROL OF ROADSIDE SIGNS AND LOW MAINTENANCE HIGHWAY LANDSCAPING. (cf. Transportation Policy 2.2, 2.3, and Community Design Policy 1.1, 1.2, 2.1, and 3.1)

NOISE

Goal

PROVIDE ADEQUATE CONTROL OF NOISE SOURCES IN THE PLANNING AREA TO MAINTAIN AN ENVIRONMENT FREE OF EXCESSIVE AND DAMAGING NOISE TO ALL RESIDENTS.

Objectives

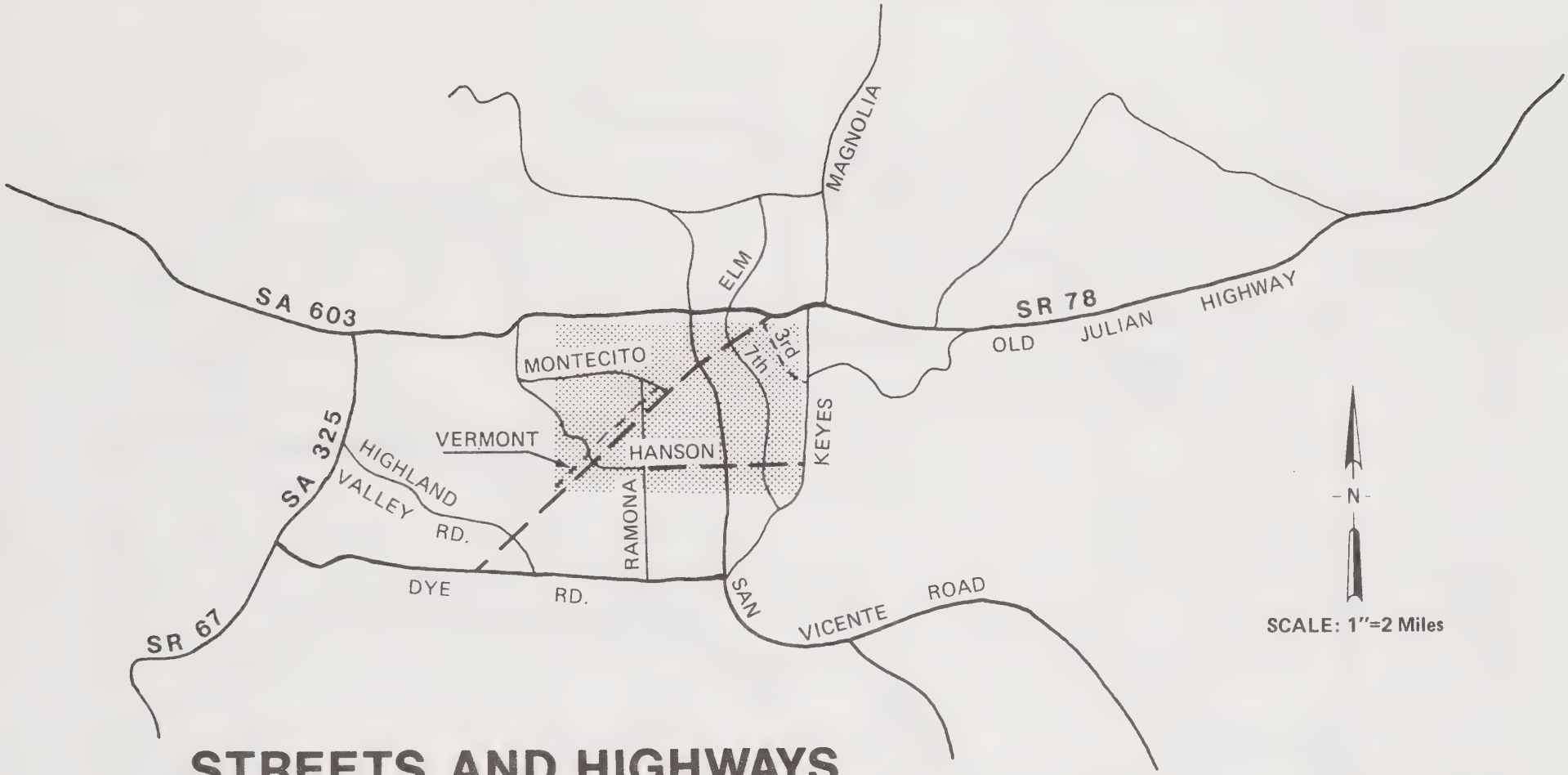
1. ENCOURAGE LAND USE AND CIRCULATION PATTERNS WHICH WILL MINIMIZE NOISE IN RESIDENTIAL NEIGHBORHOODS. (cf. Land Use Map and Noise Contour Map included in the Environmental Impact Report for this Plan.)

2. DISCOURAGE RESIDENTIAL DEVELOPMENT WITHIN PROJECTED CNEL CONTOURS OF 55 dB(A) NEAR MAIN ROADS, AIRPORTS, OR OTHER NOISE SOURCES. (cf. Land Use Map and Noise Contour Map)

3. ENCOURAGE ADEQUATE BUFFERING OF NOISE SOURCES.

Policy 3.1 New development proposed within the projected noise contours exceeding CNEL 55 dB(A) will require buffering or other mitigation devices to return the ambient noise level to CNEL 55 dB(A). (Projected 1995 noise contours are on file with the Integrated Planning Office.)

Ramona Community Planning Area

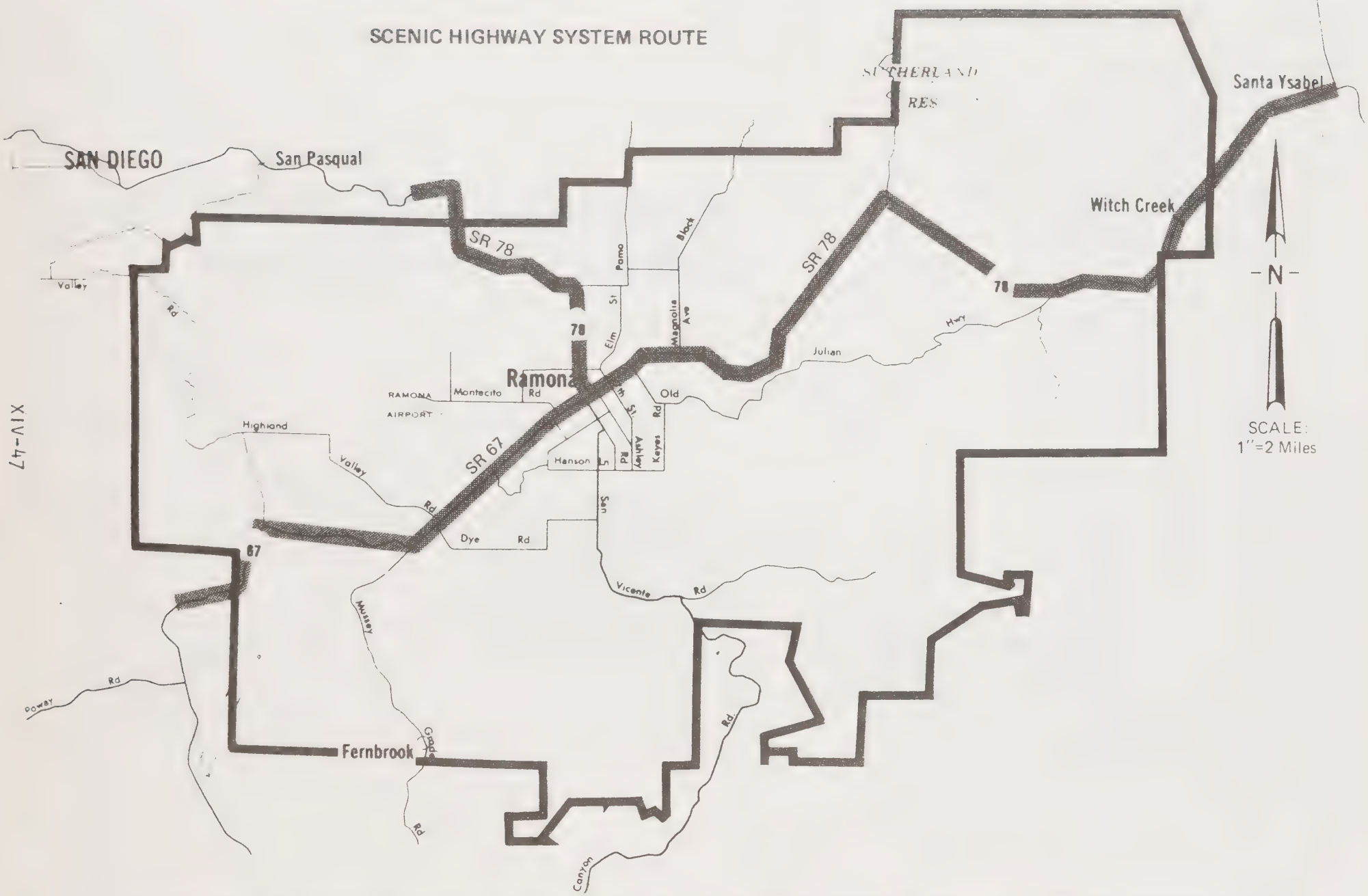


STREETS AND HIGHWAYS TRANSPORTATION PLAN

LEGEND

- MAJOR ROAD
- COLLECTOR ROAD
- RURAL COLLECTOR
- LIGHT COLLECTOR

SCENIC HIGHWAY SYSTEM ROUTE



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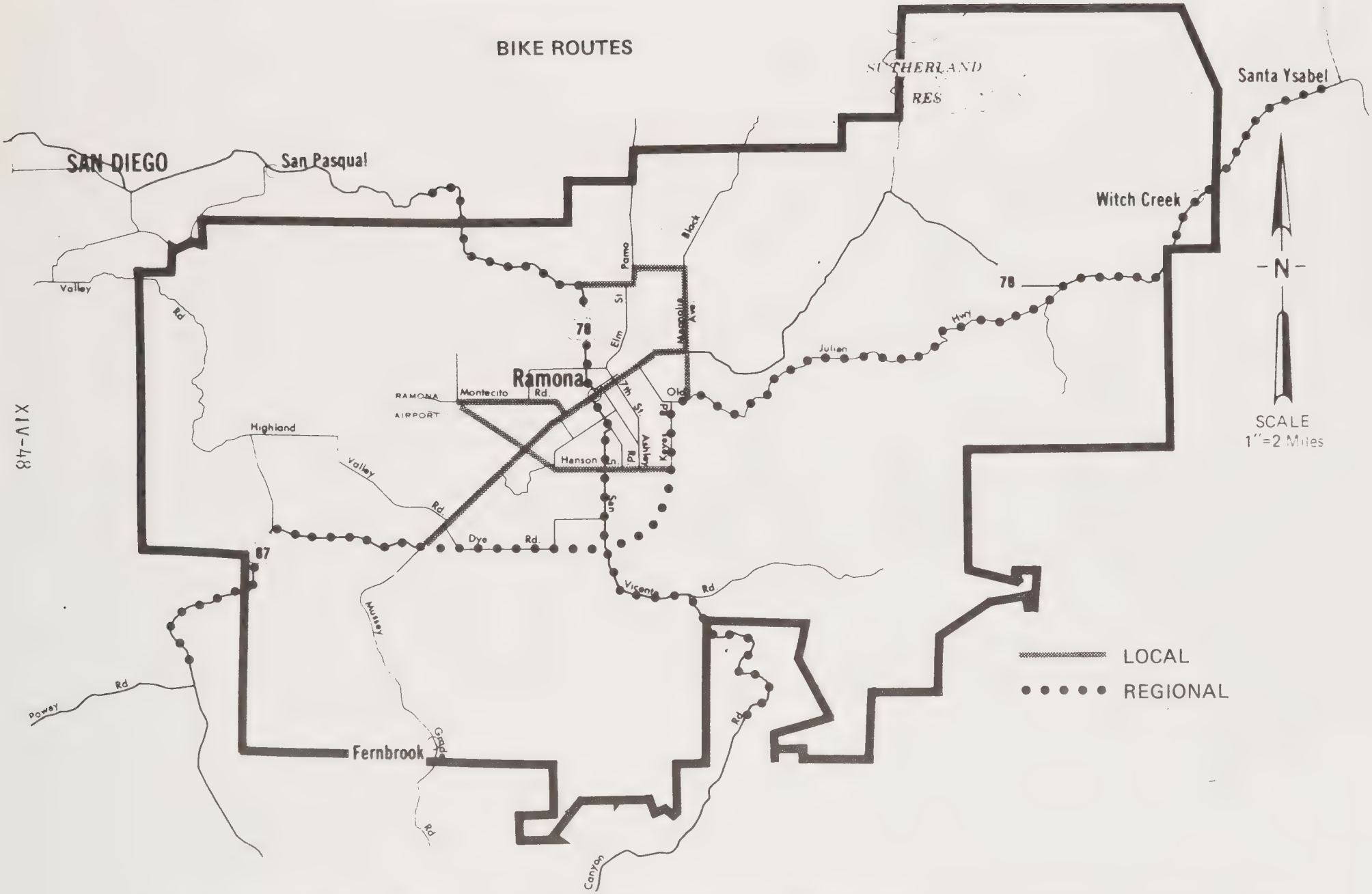

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SECTION III

ENVIRONMENTAL RESOURCES

SECTION III

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PART I

DISCUSSION

INTRODUCTION TO ENVIRONMENTAL RESOURCES

Conservation, Open Space, and Recreation, the three planning elements which make up the Environmental Resources Section of the Ramona Community Plan, are so interrelated that it is difficult to discuss any one of them independently of the others. Open Space may be a form of land conservation, or the implementation of a recreation plan; conservation frequently requires open space areas, and recreation is frequently a preferred land use for such areas. Hence in the following discussion it should be remembered that each of the subjects will have implications for the others. Further, it is the intent of the Community Plan to combine the land designations for open space, conservation, or recreational uses as much as possible to obtain maximum benefit and enjoyment from the landscape for these community and region-wide requirements.

CONSERVATION

As a preparation for the Ramona Community Plan, the environmental resources of the Planning Area were carefully studied and mapped by staff from the Integrated Planning Office. This information is contained in the Ramona Basic Data Report (cf. Basic Data Report - Ramona Community Plan Integrated Planning Office, San Diego County, 1976) and provides the basis for the Environmental Resources Section of the Plan, and sections of the Environmental Impact Report. The Basic Data Report is available for public reference, hence only the planning implications of these studies will be discussed here.

The Ramona Community Plan identifies two kinds of environmental resources:

-- those which are relatively site-specific, and have been mapped as Resource Conservation Areas;

-- those which may be described as area-wide attributes of the environment, i.e., groundwater, chaparral, air quality, and certain forms of energy.

Resource Conservation Areas

Resource Conservation Areas (RCA's) are localities identified as worthy of special efforts to protect important natural resources. Delineation of an RCA does not in itself imply any specific form of land use control or acquisition. In the Ramona Community Planning Area RCA's are proposed to protect wildlife habitat, native plants, scenic slopes and landmarks, and mineral resources.

It is the intent of the Resource Conservation Area overlay to conserve resources in a manner best satisfying public and private objectives. This may be accomplished by any one of a number of actions, depending on specific situations, including: public acquisition, establishment of open space easements, application of special

land use controls such as the Scenic Area Regulations or the proposed Sensitive Resource Area Regulations or by incorporating special designs into subdivision maps or specific plans. (For a thorough discussion of methods available for implementing RCA's cf. Land Preservation Tools, Integrated Planning Office, San Diego County, 1976.) It is the intent of the Plan that County departments and other public agencies give careful consideration to all projects which they intend to carry out or approve within a resource conservation area and select those conservation actions most appropriate to the resource to be protected.

RCA's are delineated on the accompanying Resource Conservation Area Map. The map identifies the RCA's by number. Appendix A of the Plan contains the number, name, and description of each area and the resource or resources that should be protected.

The Resource Conservation Area Map is an overlay map to the Land Use Map. An RCA overlay does not change the underlying land use designation of the Community Plan; rather the overlay will act to modify or guide the application of that category.

Area-Wide Environmental Characteristics

There are certain attributes of Ramona's resource environment which are generally characteristic of the area. Protection and proper management of these resources is perhaps better effected through general policies, and where practicable, through incentives rather than through specific designations on the RCA map.

The following environmental properties should be considered area-wide attributes:

-- chaparral
-- groundwater
-- air quality
-- energy

Chaparral

Approximately 59% of the Ramona Planning Area is covered by plant communities of brush vegetation: chamise chaparral, the closely related southern mixed chaparral, and coastal sage scrub.

The proper management of this brush is important for wildlife protection, fire control, and the protection and improvement of wildlife habitats and range lands. The objectives of the Community Plan call for the establishment of a brush management program in the area. It is anticipated that legislation currently (1977) introduced in Sacramento will allow the California Division of Forestry to enter into contracts with private property owners to engage in prescribed burning as a part of an area-wide fuel management program. (Wildland Fire Protection Act of 1977 AB1006). Passage of this legislation will alleviate the liability problems which previously have prevented effective fuel management programs in areas which include lands held in private ownership.

In addition to setting up a fuel management plan at the governmental level, the Ramona Plan calls for maintenance of fuel breaks around rural subdivisions adjacent to brush lands and certain improvements in current roofing requirements.

Groundwater

In almost all parts of the Planning Area groundwater supplies are limited. It is essential that development in areas not served by imported water be closely monitored to ensure that an adequate long-term supply of groundwater is available. Many areas which are not served by the Ramona Municipal Water District fall into land use categories which have a minimum lot size of four acres if criteria for slope, and long-term groundwater and septic percolation can be met. The requirement for long term groundwater availability will require careful monitoring of development impacts on the water table. In localities where groundwater is the sole source of water supply a larger minimum lot size may be necessary to avoid groundwater depletion. This determination will be based on the County Groundwater Policy.

Air Quality

Air resources in the Ramona Planning Area are currently degraded by variable levels of pollution, depending on seasonal meterological fluctuations. Air pollution is a regional problem, and corrective strategies must be applied at the regional level to significantly benefit the Ramona Area.

Nevertheless, certain forms of air pollution do originate within the Planning Area, particularly locally generated levels of carbon monoxide from automobiles. It is anticipated that vehicle emissions will be somewhat reduced over the life of the Plan by improved emission controls on newer automobiles. However, further improvement in air quality cannot be met without significant reduction in the number of trips generated within the Planning Area.

The Community Plan proposes programs aimed at reducing the number of daily automobile trips. These programs are based on proposals developed in the Regional Air Quality Strategies for the San Diego Air Basin. (County of San Diego/Comprehensive Planning Organization, Regional Air Quality Strategies for the San Diego Air Basin, April 1976)

The Plan can only guide the community in the development of pollution abatement programs; endorsement of these programs requires an individual commitment on the part of Ramona residents to make appropriate changes in their personal habits of daily automobile use.

Energy

Most of the electrical energy used in the Planning Area is supplied by San Diego Gas & Electric Company. The sources of this energy are far from Ramona. However, as is the case with air quality, conservation measures must be applied on a region-wide basis, and each individual and public agency will increasingly be required to modify their existing practices.

Additionally, however, the use of local energy resources from the sun and wind are encouraged in the Ramona Community Plan, as an alternative to dependence on, and further incremental depletion of, regional supplies. It is anticipated that the study requested in Housing Objective 3 will permit experimentation and development of various energy alternatives utilizing local resources.

OPEN SPACE

Open space is the outstanding characteristic of Ramona as a community and - along with the uses and pleasures it affords - comprises the "rural atmosphere" which Ramona residents wish to preserve.

However, while the concept of "open space" implies a certain passive emptiness, planning law conceives open space as the setting for various uses or purposes.

The law defines open space as essentially unimproved land or water used for "preservation of natural resources, managed production of resources, outdoor recreation, public health and safety."

All of these uses overlap with other elements of the Community Plan. Open Space for outdoor recreation is discussed under the Recreation Section and the other uses are discussed as aspects of conservation or land use.

The conditions under which these uses are to be carried out are discussed in the appropriate sections of the Plan.

RECREATION

Parks

The Community Plan proposes the development of a local park on the Ramona Municipal Water District well field and another in the vicinity of Ramona Street and Hansen Lane. Sites developed in these locations as well as the existing Collier Park should provide adequate recreational facilities for sports and other more organized activities for Ramona residents through the year 1995. In addition to these local parks, many privately-owned recreational facilities are available to local residents, and regional recreation areas such as Dos Picos, Sutherland Reservoir, San Vicente Reservoir, Heise Park, San Pasqual, Lake Jennings, and Sycamore Canyon are all either within the Planning Area, or a short drive beyond it.

Trails

The Ramona Planning Area covers approximately 130 square miles of scenic mountains, valleys and canyons. Most of this area is used for open space purposes. The Community Plan proposes a trail network which will tie into the County's Regional Trail Network, and will provide local residents the opportunity to ride horseback or hike throughout the Planning Area (cf. Community Trails Network). The Trails Network Plan is schematic only, delineating corridors within which a trail may be presently located, or will be located. At the time a trail is to be acquired, a precise study of the alignment will be made. Trails located on the adopted Community Trails Network for Ramona Community Plan will be acquired by the County through the variety of means available as discussed in the General Plan Recreation Element.

PART 2

GOALS, OBJECTIVES, AND POLICIES FOR ENVIRONMENTAL RESOURCES

Policies presented in this Section will selectively amend and/or carry out the policies of the following Elements of the San Diego County General Plan for the Ramona Planning Area:

CONSERVATION ELEMENT
OPEN SPACE ELEMENT
RECREATION ELEMENT
TRAILS SUBELEMENT

Accompanying this section are the Resource Conservation Areas Map and the Community Trails Network Map.

CONSERVATION

Goal

ENCOURAGE THE CONSERVATION, PRESERVATION, AND WISE UTILIZATION OF RESOURCES IN THE RAMONA PLANNING AREA.

Objectives

Policy 0.1 The County, in coordination with the San Diego Air Pollution Control District, will implement pollution abatement programs in the Ramona Area to conserve and improve the quality of the air.

Policy 0.2 The County will seek to conserve those valuable resources in the Ramona area designated on the Resource Conservation Area Map.

1. ENCOURAGE THE IDENTIFICATION AND PRESERVATION OF FLOODPLAINS, AND ENCOURAGE THOSE USES THAT ARE COMPATIBLE WITH FLOODING, SUCH AS PARKS AND RECREATION, RIDING AND HIKING TRAILS, OR AGRICULTURE.

   Policy 1.1 The County will review all discretionary development permits in floodplains. Where watersheds are five square miles or more, all floodways will be left in their natural condition; riprap or concrete channels or banks should be avoided.

   Policy 1.2 Watercourses with drainage areas of one to five square miles should be maintained in their natural condition; pipes or concrete channels should be avoided.

   Policy 1.3 The County will seek to ensure access along major creek drainages for riding and hiking trails whenever possible.

2. ENCOURAGE THE PRESERVATION OF VIABLE WILDLIFE HABITATS TO INSURE MAXIMUM DIVERSITY OF WILDLIFE AND NATIVE PLANTS.

Policy 2.1 Conserve functional wildlife and plant habitats, particularly those supporting rare or endangered species. These areas have been mapped as RCA's on the Ramona Resource Conservation Map. (cf. also Policy 0.2)

3. ENCOURAGE THE CONSERVATION OF RIPARIAN VEGETATION AND WOODLAND AREAS AND SIGNIFICANT WILDLIFE HABITAT. (cf. Policy 2.1 and Resource Conservation Area Map)

4. ENCOURAGE THE PRESERVATION OF UNIQUE RARE AND ENDANGERED PLANTS AND ANIMALS. (cf. Policy 2.1 and Resource Conservation Area Map)

5. ENCOURAGE THE ESTABLISHMENT OF A BRUSH MANAGEMENT PROGRAM IN CONJUNCTION WITH OTHER PUBLIC AGENCIES TO REDUCE WILDFIRE HAZARD, IMPROVE THE QUALITY OF RANGELAND, MAINTAIN WILDLIFE POPULATIONS, AND IMPROVE THE ECOLOGICAL CONDITIONS OF NATIVE PLANT COMMUNITIES AND ASSOCIATED WILDLIFE.

   Policy 5.1 The County will seek to minimize the structural and wildfire hazard throughout the Ramona Planning Area.

6. DISCOURAGE THE INDISCRIMINATE USE OF CHEMICAL HERBICIDES. (This objective is currently being met by regulations requiring permits for the purchase of herbicides, and state licensing of applicators.)

7. ENCOURAGE THE USE OF NATIVE PLANTS AND NATIVE SEED MIXES IN THE REVEGETATION OF CLEARED AREAS.

   Policy 7.1 The County will use native seed mixes wherever feasible for the revegetation of cleared areas, provided that the use of native vegetation does not pose a fire hazard.

8. DISCOURAGE MASSIVE GRADING AND ENCOURAGE THE PRESERVATION OF NATIVE VEGETATION. (cf. Policy 7.1 and Resource Conservation Area Map)

9. PROTECT MINERAL RESOURCES FROM ENCROACHMENT OF INCOMPATIBLE LAND USES WHICH WOULD MAKE EXTRACTION OF THEM IMPRACTICAL OR IMPOSSIBLE. (cf. RCA #8 - Ramona and Land Use Map)

   Policy 9.1 Accessibility of the gem quality minerals in the Ramona Pigmatite District will be preserved.

10. ENCOURAGE THE PROTECTION OF SIGNIFICANT ARCHAEOLOGICAL SITES FROM DISTURBANCE PRIOR TO THEIR EXCAVATION.

    Policy 10.1 Archaeological sites of significance will be protected until they can be properly studied and salvaged by qualified archaeologists.

11. ENCOURAGE THE PRESERVATION OF SIGNIFICANT ARCHAEOLOGICAL AND HISTORICAL SITES BY PUBLIC OR PRIVATE PURCHASE.

    Policy 11.1 The County will seek to incorporate significant archaeological and historical sites into public projects wherever feasible.

Policy 11.2 The County will encourage other public agencies and private property owners to preserve archaeological and historical sites and make them available to the public selectively for educational purposes.

12. ENCOURAGE THE USE OF SOLAR HEATING AND WIND POWER WHEREVER PRACTICABLE.

Policy 12.1 The County will promote the use of solar heating and cooling systems in Ramona.

Policy 12.2 The County will require subdivision and building layout which maximizes energy savings achieved by site design.

13. ENCOURAGE PRACTICES WHICH INCREASE GROUNDWATER RECHARGE SUCH AS USE OF SPREADING BASINS AND MINIMAL USE OF IMPERVIOUS SURFACING. (cf. Conservation Policy 1.1)

Policy 13.1 The County will promote practices which increase groundwater recharge. (cf. Conservation Policy 1.1, Community Design Policy 3.1)

14. PROTECT SURFACE AND GROUNDWATER SUPPLIES FROM POLLUTION. (cf. Land Use Map. Areas not to be served by sanitary sewer have been designated for a density of one or fewer dwelling units per acre.)

15. LIMIT DEVELOPMENT IN AREAS NOT SERVED BY IMPORTED WATER TO THE LONG TERM CARRYING CAPACITY OF THE GROUNDWATER SUPPLIES.

Policy 15.1 Development in the Ramona Planning Area for which a discretionary permit is required shall be consistent with long-term groundwater availability as outlined in the County Groundwater Policy. Parcel size larger than the category minimum may be required in areas not served by imported water where more dense development cannot be sustained.

16. ENCOURAGE LANDMARK DESIGNATION BY THE CULTURAL HERITAGE COMMISSION OF CANT HISTORIC BUILDINGS AND ROUTES IN THE PLANNING AREA AND ENCOURAGE PUBLIC AND PRIVATE AGENCIES OR INDIVIDUALS TO CONSIDER REUSE OF HISTORIC STRUCTURES.

Policy 16.1 The County will promote the conservation of historic places in the Ramona area. (cf. RCA #17 and Conservation Policies 11.1 and 11.2)

17. ENCOURAGE ALTERNATIVE METHODS OF MAKING HISTORIC STRUCTURES SAFE FOR OCCUPANCY WHEN THEY FAIL TO MEET STANDARD CODES.

OPEN SPACE

Goal

ENCOURAGE A PATTERN OF OPEN SPACE LANDS FOR THE PRESERVATION OF NATURAL RESOURCES, FOR RESOURCE PRODUCTION, FOR OUTDOOR RECREATIONAL USES, AND FOR PUBLIC HEALTH AND SAFETY.

Objectives

1. ENCOURAGE THE CONSOLIDATION OF OPEN SPACE LANDS OWNED BY PUBLIC AGENCIES.

Policy 1.1 The County will cooperate with other jurisdictions in trading and otherwise negotiating land transfers to consolidate holdings for conservation and recreational uses.

Policy 1.2 Integrate open space dedications in private developments with surrounding uses to maximize a functional open space/recreation and wildlife management system.

Policy 1.3 Incorporate public and semi-public owned land into a functional recreation/open space system wherever feasible.

RECREATION

Goal

DEVELOP A COMPREHENSIVE PLAN OF LOCAL AND REGIONAL PARKS AND FACILITIES DIRECTED TO THE NEEDS OF ALL AGE LEVELS WHICH UTILIZE, WHEREVER FEASIBLE, OUTSTANDING NATURAL FEATURES OF THE PLANNING AREA.

Objectives

1. ENCOURAGE THE EARLY IDENTIFICATION AND ACQUISITION OF PARK LANDS IN ORDER TO MINIMIZE PUBLIC COSTS.

   Policy 1.1 The County will implement a local park acquisition program which will utilize all established acquisition and funding mechanisms; and will actively pursue new, innovative techniques to help expedite acquisition and minimize costs.

2. ENCOURAGE THE ACQUISITION AND DEVELOPMENT OF PARK LANDS WHICH WILL PROTECT OUTSTANDING SCENIC AREAS, CULTURAL AND HISTORICAL RESOURCES SUCH AS PIONEER HISTORICAL STRUCTURES, SITES OF HISTORIC EVENTS, AND ARCHAEOLOGICAL SITES OF THE PLANNING AREA.

   Policy 2.1 Once park needs have been established in an area, park locations, design, and boundaries shall incorporate natural features, historic, and archaeological sites to complement the active recreation area within the park whenever possible. (cf. also Conservation Policies 11.1 and 11.2)

3. ENCOURAGE THE DEVELOPMENT OF A SYSTEM OF COMMUNITY RIDING AND HIKING TRAILS WHICH WILL LINK RECREATIONAL AREAS, AND INTEGRATE THIS SYSTEM WITH EXISTING AND PROPOSED REGIONAL TRAILS IN SAN DIEGO COUNTY. (cf. Community Trails Network)

   Policy 3.1 In accordance with Community Trails Network the County will pursue the acquisition, development, operation, and maintenance of riding and hiking trails.

4. ENCOURAGE THE UTILIZATION OF APPROPRIATE PUBLIC LANDS FOR RECREATION AND TRAILS.

Policy 4.1 Wherever possible, parks and trails should be located on existing public or semi-public owned land. (cf. Open Space Policy 1.3)

5. SUPPORT THE DEVELOPMENT OF A COMMUNITY PARK AND COMMUNITY CENTER IN RAMONA.

Policy 5.1 The County will cooperate with Ramona citizens and other local jurisdictions in the planning and joint funding of a community park and center.

6. PROMOTE THE ESTABLISHMENT OF AN APPROPRIATE TAX SUPPORTED PUBLIC ENTITY TO PROVIDE FOR (LOCAL) PARKS AND RECREATION FACILITIES, SERVICES, OPERATION AND MAINTENANCE IN THE PLANNING AREA.

Policy 6.1 Prior to the expenditure of Park Lands Dedication Ordinance (PLDO) funds for park development in the Planning Area, a County Service Area or other taxing agency must be formed to provide ongoing maintenance and operations of the park.

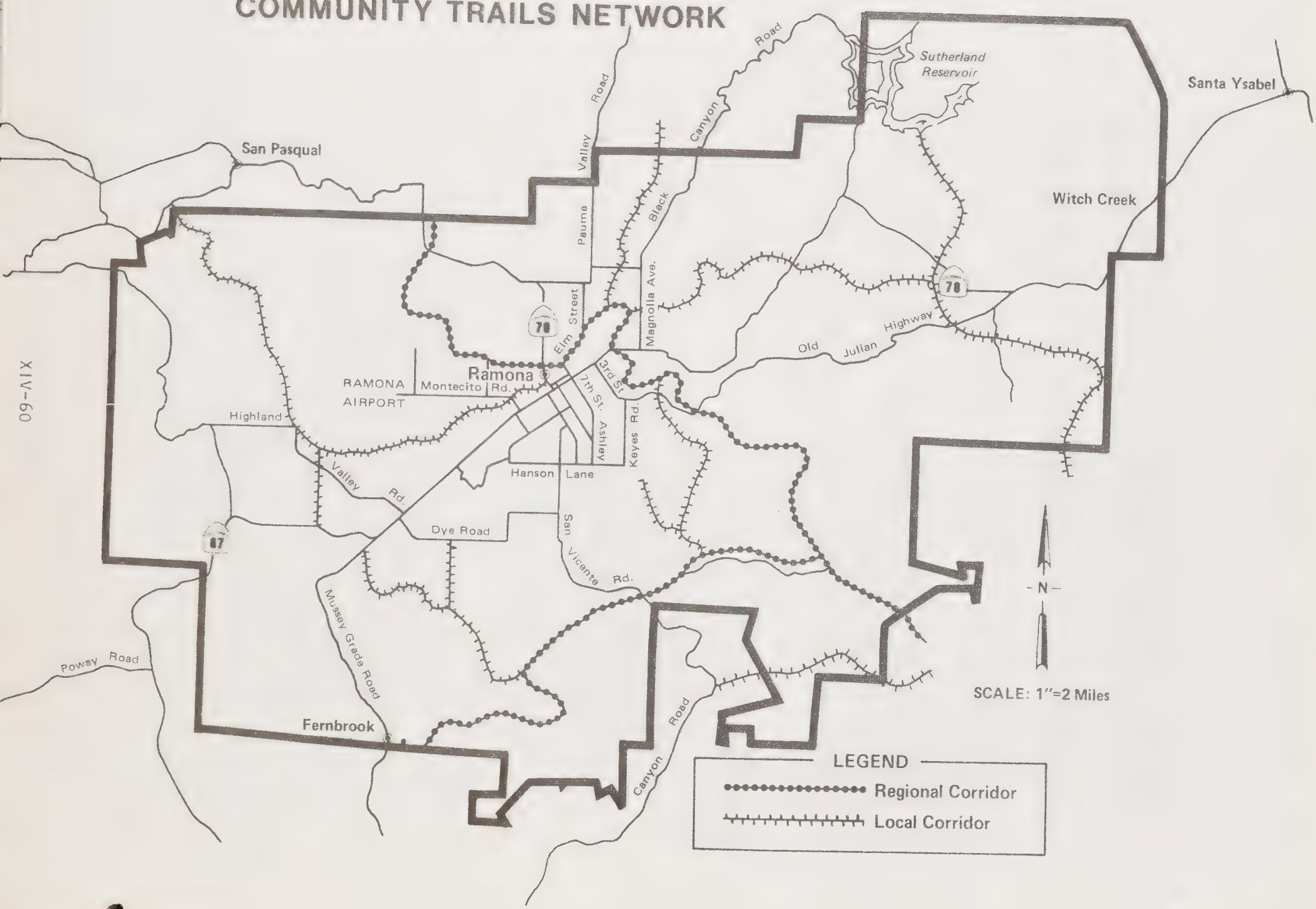
7. ENCOURAGE THE PROVISION OF UNPAVED STRIPS WITHIN THE RIGHTS-OF-WAY OF COLLECTOR AND LOCAL ROADS FOR EQUESTRIAN, LIVESTOCK, AND PEDESTRIAN USE. (cf. Transportation Policy 8.1)

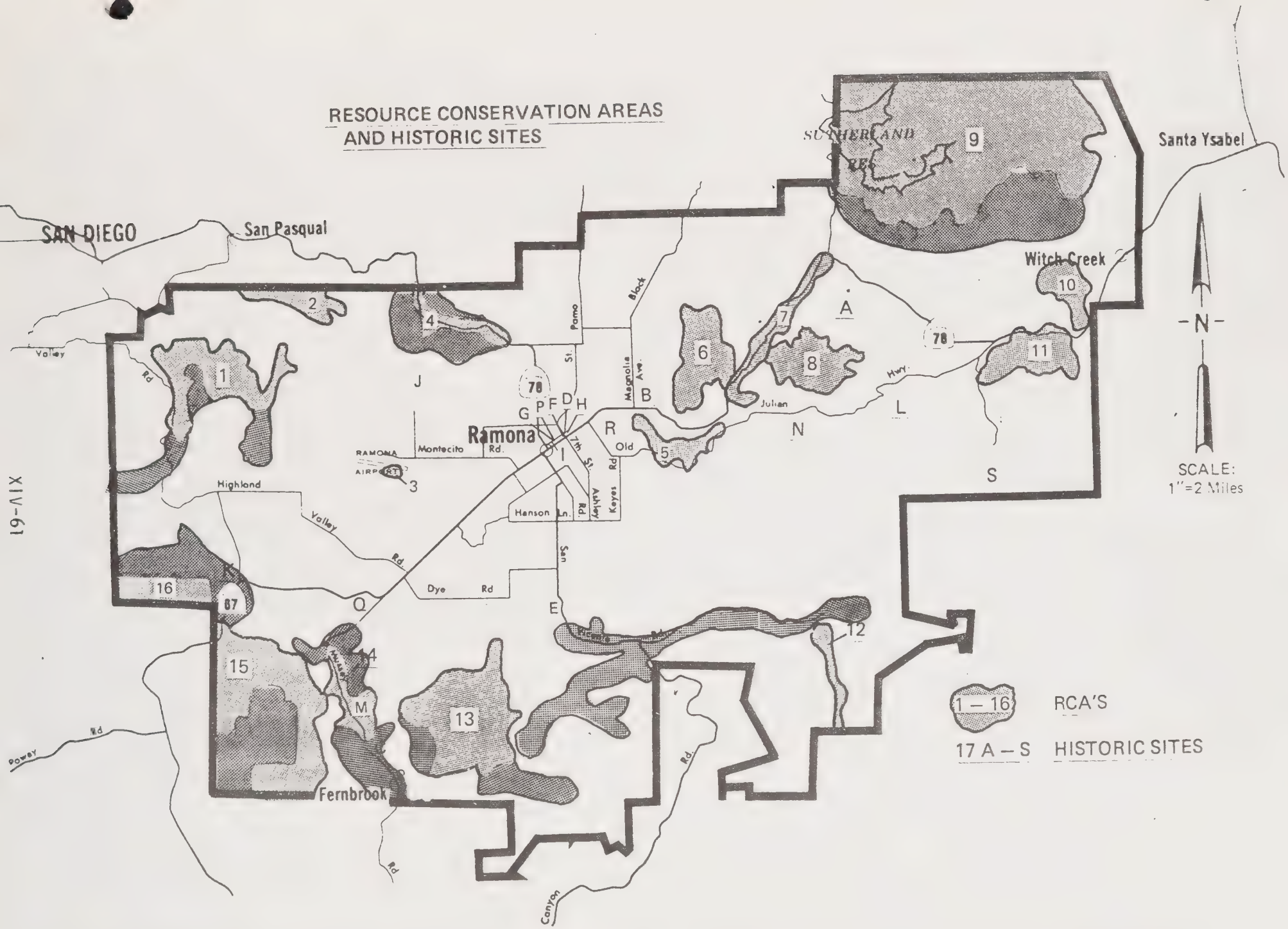
8. ENCOURAGE THE PROVISION OF TRAIL CROSSING SIGNS AT TRAIL INTERSECTIONS WITH MAJOR ROADS.

Policy 8.1 Warning signs along major roads will be posted at trail intersections.

Policy 8.2 Trails will be aligned to cross major roads at points where driver's visibility is adequate for stopping.

Ramona Community Planning Area
COMMUNITY TRAILS NETWORK





THIS MAP IS AN APPROXIMATE REFERENCE. MAP AT SCALE 1"=2000' ON FILE WITH INTEGRATED PLANNING OFFICE.

SECTION IV

PUBLIC FACILITIES AND SERVICES

SECTION IV

TABLE OF CONTENTS

PART 1

DISCUSSION

INTRODUCTION TO PUBLIC FACILITIES AND SERVICES

Public facilities and services are provided in the Ramona area by several different agencies. Electricity and telephone service are provided by private companies, regulated by the State Public Utilities Commission. Schools, fire protection, water, and partial sewer service are provided by special districts, and the County provides library and police protection and sewer service in the Town Center. All public service agencies, however, will be able to use the Ramona Community Plan as the basis upon which their expansion needs may be forecast.

FACILITY/SERVICE ANALYSIS

Water

Water is supplied in the Planning Area from groundwater sources and imported sources. This analysis will cover only the provision of imported water by the Ramona Municipal Water District (R.M.W.D.) and the District's wells. (For a discussion of other groundwater resources cf. Basic Data Report: Ramona Community Plan, County of San Diego, 1977).

The proposed Ramona Community Plan has an estimated holding capacity of approximately 36,600 people. Population projections by the County (Plate WI) show that this level of development would probably not occur during the life of the plan. However, long before this level of development is achieved additional water supplies must be developed.

Present facilities and capacities (1978):

Water provided to the R.M.W.D. is by contract with the County Water Authority, the City of San Diego, and from District operated wells.

a.	County Water Authority (supplied via Poway Treatment Plant)	12 MGD
b.	Barger Treatment Plant (supplied from Sutherland Reservoir by agreement with the City of San Diego)	4 MGD
c.	R.M.W.D. Well Field (Groundwater)	.5 MGD
	TOTAL	16.5 MGD
d.	Storage Capacity (for meeting peak demands and fire flow)	31 million gallons

Future Capacity Needs

Projections for long term water needs in the Ramona Municipal Water District are directly related to the amount of water used by agriculture in the Planning Area. In 1977, a survey was made of avocado interests in the District. The results of this survey conclude that irrigation water may be needed for a maximum of 8,000 acres (3,100 presently planted) over the life of the community plan.

If the full agricultural development is carried out, the Plan anticipates a capacity need by 1995 as follows:

Domestic Use (28,500 expected population in District	4.58 MGD
Agricultural Use	21.43 MGD
TOTAL	26.01
Storage Capacity Need for Peak Demands	65.4 million gallons

It is clear from these projections that the future of water available for agricultural development in the Planning Area is dependent on the Water District's ability to expand the present pumping, transmission, and storage facilities.

Liquid Waste

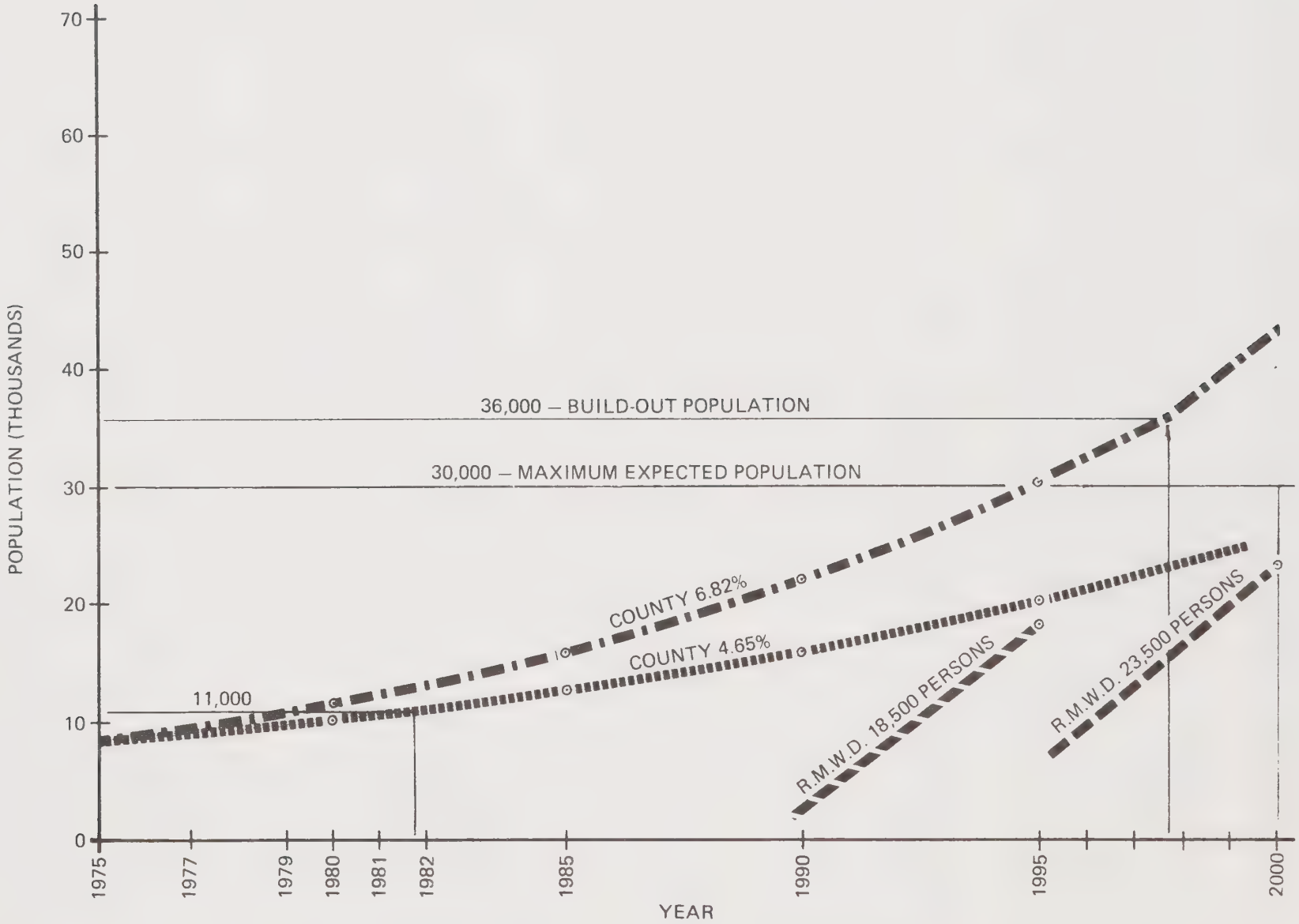
The proposed Ramona Community Plan has designated 2,403 net acres of land in and adjacent to the Town Center for urban levels of development (1 dwelling unit per acre or more) including commercial and industrial land use designations.

The build-out or ultimate population estimated for these areas is 17,100 people distributed by designation as follows:

Designation	Net Acres	DU/Acre	Net DU
INDUSTRIAL			
General Impact Industrial	68	-	-
COMMERCIAL			
Office-Professional	65 (1/2=33 acs.)	24	792
General	179	4(1)	716
Service	63	4(1)	252
RESIDENTIAL			
(9)(29 du/ac)	18	29	522
(8)(14.5 du/ac)	86	14.5	1,247
(6)(7.3 du/ac)	178	7.3	899(2)
(5)(4.3 du/ac)	72	4.3	310
(3)(2 du/ac)	376	2	752
(1)(1du/1,2,4 ac)(3)	993	1	993
(1)(1du/1,2,4 ac)(4)	270	1; .5; .25	149
TOTALS	2,403		6,632

6,632 X 2.58 (1995 Household Size) = 17,110

PLATE W-1



RAMONA COMMUNITY PLAN POPULATION PROJECTIONS

1. Equivalent dwelling units
2. Adjusted for existing land use
3. Within Town Center only
4. Outside Town Center (adjusted for terrain)

At build-out it is estimated that the treatment and disposal needs of the Town Center could amount to over 2 M.G.D. However, it is not anticipated that this need will develop during the time frame of the Community Plan. At the most optimistic rate of growth a connected population of 12,550 people has been projected for the Town Center by 1995.

The Ramona Sanitation District's Santa Maria interceptor has a capacity of 4.0 M.G.D. Avg. (6.2 M.G.D. peak) which is equivalent to a connected population of 50,000 people. The limiting capacity of the sewerage system is the water reclamation and disposal facility which was constructed using phased construction techniques. Phase I has a design capacity of 0.5 M.G.D. or 6,250 people. Phase II has a design capacity of 1.0 M.G.D. or 12,500 people. It is estimated that at a maximum rate of growth of 6.82% per year the existing Phase I facility will be adequate until 1985 when the planned Phase II facility should be completed and on line. Phase II facilities should be adequate through 1995. At minimum rates of growth Phase I capacity is adequate through 1988 and Phase II beyond the year 2000.

One area outside the Town Center has been designated for one-acre minimum residential lots on the Community Plan. This area lies east of Town Center along Old Julian Highway and Amigos Road, and was not considered for public sewers during the life of the Plan. This area lies inside the Gravity Service Area for the existing water reclamation facility, however, a major new trunk sewer would have to be constructed to service this area.

The Ramona Municipal Water District's advanced waste water reclamation facility at San Diego Country Estates has a capacity of 0.25 M.G.D., with provision for future expansion to 0.75 M.G.D.

The service area for this facility has been limited by LAFCo to the area currently identified as San Diego Country Estates. The proposed Community Plan has generally followed this limit by designating areas surrounding the San Diego Country Estates as Multiple Rural Use, Estate Residential, and Agricultural Preserve.

The existing secondary treatment plant was designed to provide for the ultimate needs of the San Diego Country Estates. No capacity was provided for areas outside this subdivision. The existing facility has a capacity to serve 1,100 E.D.U.'s. Full development of the subdivision is expected in approximately 20 years when 3,200 D.U. will be completed. Assuming a uniform rate of development Phase II facilities should be on line by mid 1982 and Phase III by 1990.

Solid Waste

Solid waste sanitary landfill areas are regional facilities, frequently serving several communities. The existing landfill site in Ramona serves also as the disposal site for Sunshine Summit and Palomar rural areas.

The County has recently evaluated the capacity of the existing Ramona solid waste disposal site. It is anticipated that the site will serve the Planning Area through the life of the Community Plan. Prior to closure of the site a rehabilitation plan will be prepared, and alternative sites will be studied.

Since planning for solid waste disposal is approached on a regional basis, it is possible the future disposal site, replacing Pamo Road site, may not be located in the Planning Area.

Fire Protection

Fire protection within the Plan Area is the responsibility of the Ramona Fire Protection District, the U.S. Forestry Service, and the California Division of Forestry.

Ramona Fire Protection District

The Ramona Fire Protection District provides structural and watershed fire protection to an area of approximately 30 square miles including most of the developed areas surrounding the business section of Ramona and San Diego Country Estates.

The District presently serving an estimated population of 10,000 people, has two fire stations. The headquarters station is in the Town Center. The second station is located in San Diego Country Estates.

The District is a combination fulltime and volunteer organization, having 14 uniformed personnel and 10 volunteers. Each volunteer is on call and is notified when his services are needed and he either reports to the station or to the fire location.

The Insurance Services Organization (I.S.O.) sets the criteria for evaluating the adequacy of fire protection. I.S.O. ratings range in number from 1, the best, to 10, the worst, a 10 designation meaning no fire protection at all. The Ramona Fire Protection District has been given an I.S.O. rating of 5 in the business sections of Ramona and the San Diego Country Estates area. The outlying areas of the District have I.S.O. ratings of 7 to 9. Areas lying outside the District have no structural fire protection and have an I.S.O. rating of 10 (covered by County Fire Service Volunteers).

The District has a mutual aid agreement with the U.S. Forest Service and the California Division of Forestry for Wildland Fire Control Services. Under the County Master Plan for Fire Protection, the District has the capability to communicate directly with any other fire fighting organization within the County to request assistance.

The District operates a Fire Prevention Bureau which makes residential and commercial fire inspections and conducts community fire prevention and safety programs.

Future Needs

The present facilities of the Ramona Fire Protection District are considered adequate. The existing staff and equipment will be able to handle the foreseeable growth of the Plan Area. A new station should be located within the San Diego Country Estates area in the future. Ambulance service is provided and is adequate for present conditions. Projected ambulance needs should be based upon 1 ambulance per 10,000 population.

Fernbrook Volunteer Fire District

The Fernbrook Volunteer Fire District was formed in 1976 under the provisions of the Health and Safety Code Section No. 14825. No provision for a district boundary is contained within the Health and Safety Code, however a response area has been delineated. The Fernbrook Fire District is located along Mussey Grade in the Southwestern part of the Community Plan area. The District's response area overlaps the Ramona Fire Protection District and the District is within the ambulance response area of the R.F.P.D.

California Division of Forestry

The California Division of Forestry (C.D.F.) has the responsibility for all wildland fires in the Plan area which are outside the boundary of the Cleveland National Forest and includes the area within the boundary of the Ramona Fire Protection District. C.D.F. Stations are normally closed from December 15 to April 15, and persons living within the C.D.F. area and outside the R.F.P.D. boundary do not have structural fire protection during this time. (County Service volunteers only.)

U.S. Forest Service

The U.S. Forest Service has responsibility for wildland fires within the Cleveland National Forest which includes some of the plan area. The service maintains three stations in the Ramona Area -- Airport-Montecito Road, Goose Valley, and Barona.

The California Division of Forestry and the U.S. Forest service jointly maintain an air attack base at Ramona from July 1 to October 31. Aircraft operating from this base fight wildland fires by dropping fire retardants. The U.S. Forest Service maintains a helicopter at Ramona which is available to C.D.F. upon request. A similar aircraft capability exists in other counties. If necessary, aircraft from other bases may be dispatched to San Diego County.

Emergency Services

The San Diego County Office of Emergency Services has indicated that there is no emergency evacuation plan for this area. However, there is a Disaster Action Team for Ramona. The Community Plan proposes the development of an evacuation route plan for the Ramona area (cf. Public Safety Policy 5.1)

Library Services

The present facilities of the Ramona Branch Library are more than adequate to provide for the present and short term future needs of the community.

The San Diego County Library System Master Plan recommends two alternative plans for future expansion.

Plan A: Remain at present location until maximum capacity is reached in early 1980's and then expand the facility at some future date when Ramona has a larger center of activity.

Plan B: If the present facility is not capable of expansion in 1980, the library should then be relocated in a facility of approximately 5,000 sq. ft. with capacity for expansion to approximately 9,000 sq. ft. by 1995.

Police Protection

The San Diego County Sheriff's Department is responsible for providing law enforcement services and the California Highway Patrol is responsible for traffic control in the unincorporated areas of the County.

Sheriff's Department

Sheriff's Master Beat 43 covers an area of 149 sq. mi. and extends from Poway on the west to Witch Creek on the east and from San Pasqual Valley on the north to San Diego Country Estates.

The Sheriff's Department operates 3 - 8 and 1/2 hour overlapping shifts, per day, seven days per week, out of the Ramona Sheriff's Substation located at 1424 Montecito Road, Ramona.

The plan area has an above average demand for police services with the majority of calls being nuisance calls such as disturbing the peace, noise, petty theft, malicious mischief, and family disturbances. Calls come primarily from the more densely settled areas. In the event the patrol deputy needs assistance Sheriff's patrol units from adjacent beats are available.

Future Needs

A common measurement of the adequacy of police protection within an area is based upon response times. Response time meaning the average time required for a deputy to respond to a call. It is currently reported that response time in Master Beat 43 varies from 8 minutes for a priority call to 20 minutes for a non-priority call.

The level of staffing in 1977 is equivalent to 0.7 deputies per 1,000 people. The existing staffing does not adequately cover the area in relationship to response time. In order to provide a minimum level of service, 1.5 to 2.0 deputies per 1,000 population is recommended.

California Highway Patrol

Traffic control is the responsibility of the California Highway Patrol. The planning area is within C.H.P. Beat 1 of the El Cajon area. Five officers on a 24 hour basis are assigned to Beat 1 with three shifts and two overlapping as needed.

Beat coverage is discretionary, the cars patroling where needed as determined by trouble calls or by a particular road sector requiring attention.

Education

The Ramona Unified School District and Palomar Community College District are the major sources of educational services.

Ramona Unified School District (Grades K-12, A)

The District has five schools: (1) Hanson Lane School, Grades 1-5; (2) Ramona Elementary School, Grades K-4; (3) Ramona Intermediate School, Grades 5-8; (4) Ramona High School, Grades 9-12; and (5) Ramona Continuation High School, Grades 9-12.

According to the District Superintendent, the relevant information for Ramona Unified as of June 30, 1976, is as follows:

1. Total enrollment for each school in the District:

Hanson Lane	210
Ramona Elementary	697
Ramona Intermediate	784
Ramona High	745
Ramona Continuation	40
Total	2,476

2. Total enrollment by grades:

K - 171	5 - 193		10 - 184	
1 - 182	6 - 212		11 - 168	
2 - 161	7 - 225		12 - 146	
3 - 165	8 - 219	TOTAL	2,436	(excluding continuation school)
4 - 163	9 - 247			

3. Total number of classrooms:

Hanson Lane	6	(one for mentally retarded)
Ramona Elementary	21	
Ramona Intermediate	19	
High School	18	
TOTAL	64	(7 are portables)

The Continuation High School is a separate campus consisting of a rented 3 bedroom home.

4. Grades 4, 5, 6, 9, 10, 11, and 12 are all on double sessions. There are no year-round class sessions due to: (1) no air conditioned facilities; (2) scheduling problems; and (3) a citizen and staff committee recommended against this concept.

5. The District standards for classrooms are:

   Kindergarten: 33 students per classroom

   Grades 1-12: 30 students per classroom

   Using an overall standard of 30 students per classroom, the District requires approximately 81 classrooms (2,436 total enrollment - 30). As there are actually 64 classrooms, the District is currently 21% below standard.

It is believed that this deficiency in classrooms is somewhat remedied by those grades on double sessions, plus the proposed purchase of 15 portable classrooms authorized by voter approval of Proposition Z (June, 1976). Twelve portable classrooms were assigned to Hanson Lane, and 3 portables were assigned to Ramona Intermediate. These portables eliminated double sessions in grades 4, 5, and 6. High School grades 9, 10, 11, and 12 remained on double sessions.

An additional 8 portable classrooms are proposed for September, 1977. Six will be assigned to Hanson Lane, and 3 will be assigned to Ramona Intermediate. These additional portables should eliminate double sessions for all grades K-8.

Other proposed plans at the high school for use of funds authorized by Proposition Z include:

1. Construction of a new relocateable agricultural classroom, shop, and storage shed.

2. Expanding boys' and girls' locker rooms by 1,200 square feet.

3. Construction of a new relocateable vocational building.

4. Converting an old agricultural building into 4 classrooms.

5. Construction of a multi-purpose room and administrative wing.

6. Construction of a 4,000 square foot building to accommodate the Continuation School.

Projected Future Needs - Future facility needs are dependent upon school board policy decisions such as use of double sessions, year-round programs, portable classrooms, new construction, etc. Therefore, assessment of the impact of the plan on educational facilities has been limited to a projection of the increase in the number of students in the Plan area, and the increase in the required number of classrooms. The projected need for support facilities (administrative, cafeterias, etc.) has not been considered due to inadequate standards and information.

Future student projections are based upon projected population and projected housing units by type (single family, multiple family, and mobilehome) for the plan area. Using these projections a conversion factor of pupil yield per housing unit type is applied which provides a projection of future students. The conversion factors were obtained from the San Diego County Department of Education. They are based upon the 1975 census and are unique to the Ramona School District. The conversion factors provide pupil yields for ages 0 through 25 for various housing unit types.

Based upon the various assumptions (specified in the Housing Section), the Ramona Community Plan projects a need for the following number of housing units by type by 1995:

Single Family -	8,261	(81%)
Multi-Family -	918	(9%)
Mobilehome -	1,020	(10%)
TOTAL	10,199	(100%)

By using the conversion factors previously discussed, the projected number of total pupils for grades K-8, and grades 9-12 are as follows:

	K-8	9-12
Single Family	5,127	2,672
Multi-Family	174	87
Mobilehome	329	135
TOTAL	5,630	2,894

As of June 30, 1976 the K-8 enrollment was 1,691 students. Thus, the increase from 1976 to 1995 is 3,939 students (5,630 -1,691), or plus 6.5% increase in students per year. As the District standard is 30 students per classroom, the increase of 3,939 students translates into 131 classrooms.

As of June 30, 1976 the enrollment for grades 9-12 was 745 students. Thus, the increase from 1976 to 1995 is 2,149 students (2,894 - 745), or plus 7.4% increase in students per year. Using the District standard of 30 students per classroom, the increase of 2,149 students translates into 72 classrooms.

In summary, a maximum projected population of 30,700 and 10,199 housing units will have the following projected impact on the Ramona Unified School District:

	K-8	9-12	Total
Enrollment 1976	1,691	745	2,436
Enrollment 1995	5,630	2,894	8,524
Increased Enrollment	+3,939	+2,149	+6,088
Classrooms 1976	46	18	64
Classrooms 1995	131	72	203
Increased Classrooms	+ 85	+ 54	+ 139

The projected increase of 139 required classrooms ignores any economies resulting from double sessions, year-round school, portable classrooms, larger class size, etc. The projected requirements also ignore the impact of relocateable portables authorized by Proposition Z, and classrooms provided by Federal Public Works Projects, etc.

Palomar Community College District (Grades 13-14, A)

According to the County Department of Education Directory, the average daily attendance at Palomar Community College for 1975-76 was 10,449. The College has one school consisting of 116 classrooms. By using the same methodology for projecting pupil yields as was utilized for Ramona Unified School District, the estimated current enrollment at Palomar attributed to the Ramona Community can be calculated.

The April, 1975 special census indicated 2,903 dwelling units in the Plan Area. These units were divided into the following housing units by type:

Single Family	-	2,555	(88%)
Multi-Family	-	145	(5%)
Mobilehomes	-	203	(7%)
TOTAL		2,903	(100%)

By using the Department of Education's conversion factors for ages 18, 19, and 20, an estimated number of first and second year community college students attributable to the Plan Area would be as follows:

Single Family	-	349
Multi-Family	-	31
Mobilehomes	-	16
TOTAL		396

Projected Future Needs - By using the conversion factors previously discussed, the projected number of total students for grades 13-14 based on a projected 10,199 housing units by 1995 is as follows:

Single Family	-	8,261	=	1,128
Multi-Family	-	918	=	198
Mobilehome	-	1,020	=	82
TOTAL		10,199	=	1,408

In summary, a maximum projected Ramona population of 30,700 and 10,199 housing units will have the following projected impact on the Palomar Community College:

	Grades 13-14
Enrollment 1975	396
Enrollment 1995	1,408
Increased Enrollment	+1,012

The increase of 1.012 students over the 20 year period represents an annual average increase of +6.6% students per year.

PART 2

GOALS, OBJECTIVES, AND POLICIES FOR PUBLIC FACILITIES AND SERVICES

The following objectives for the Ramona Community Plan concern both County-controlled facilities and services and those provided by special districts and utility companies over which the County has no jurisdiction. There are no policies formulated for the provision of facilities and services outside County control. However, the objectives are listed here as a guide to the appropriate agencies in the preparation of their own policies and plans for the Ramona area.

The San Diego County General Plan does not have a Public Facilities Element. Hence policies presented here concern the Ramona area only and do not amend the General Plan.

The Public Safety policies carry out policies of the General Plan for the Ramona Planning Area.

There are no known seismic hazards in the Ramona Planning Area; hence this Community Plan does not propose any amendments or community-level amplifications to the General Plan Seismic Safety Element.

PUBLIC FACILITIES AND SERVICES

Goal

ENCOURAGE PUBLIC FACILITIES IN THE PLANNING AREA IN A MANNER THAT WOULD ENCOURAGE COMPACT DEVELOPMENT, MINIMIZE COSTS TO THE TAXPAYER AND DISCOURAGE PREMATURE URBANIZATION OF AGRICULTURAL LANDS.

Objectives

1. DISCOURAGE THE ENCROACHMENT OF INCOMPATIBLE LAND USES WITHIN THE VICINITY OF EXISTING AND FUTURE SANITARY SITES AND ENCOURAGE LONG RANGE RECREATION AND OTHER REHABILITATION PLANS. (cf. Land Use Map and Recreation Policy 4.1)

2. ENCOURAGE THE USE OF LOW MAINTENANCE LANDSCAPING OR OTHER SCREENING AROUND PUBLIC FACILITIES WHERE APPROPRIATE.

   Policy 2.1 Natural landscaping and/or other appropriate screening will be provided around County-owned utility structures.

3. ENCOURAGE THE COMMUNITY USE OF SCHOOL FACILITIES TO THE FULLEST EXTENT POSSIBLE WHEN SCHOOL IS NOT IN SESSION.

4. ENCOURAGE EARLY ACQUISITION OF LAND FOR EXPANSION OR ESTABLISHMENT OF PUBLIC FACILITIES INCLUDING SCHOOL SITES ANTICIPATED IN THE ADOPTED COMMUNITY PLAN.

Policy 4.1 The County will review the public facility analysis contained in the Community Plan when setting annual priorities for the Capital Improvements Program.

5. ENCOURAGE AN ADEQUATE BALANCE OF WATER RESOURCES FOR BOTH AGRICULTURAL, AS WELL AS RESIDENTIAL/COMMERCIAL/INDUSTRIAL LAND USES.

6. ENCOURAGE THE VERIFICATION OF ADEQUATE CLASSROOM FACILITIES BY THE SCHOOL DISTRICT PRIOR TO APPROVAL OF ALL NEW LARGE RESIDENTIAL DEVELOPMENT PROPOSALS. (This objective is implemented by Board of Supervisors Policy I-43 and any subsequent revisions which may be adopted; evaluation of development impact on public facilities is also a requirement of Section 15143 of the California Environmental Quality Act.)

7. ENCOURAGE THE RECYCLING OF ALL SOLID WASTE MATERIALS WHENEVER FEASIBLE AND PROVIDE COLLECTION AREAS FOR SUCH MATERIALS.

   Policy 7.1 The County will cooperate with private groups in establishing a recycling center at the land fill site.

8. DISCOURAGE THE INSTALLATION OF STREET LIGHTING EXCEPT IN AREAS WHERE LIGHTING IS NEEDED FOR SAFETY.

9. ENCOURAGE THE PROVISION OF ADEQUATE FIRE PROTECTION FOR THE ENTIRE PLANNING AREA. (cf. Conservation Policy 5.1)

10. ENCOURAGE THE DEVELOPMENT OF A COMMUNITY MEDICAL CENTER, PROVIDING A FULL RANGE OF OUTPATIENT SERVICES. (This objective will be met when the new medical clinic under construction is finished.)

11. ENCOURAGE LOCAL SERVICE DISTRICT AND UTILITY COMPANIES (e.g., School, R.M.W.D., SDG & E) TO CONFORM TO THE ADOPTED COMMUNITY PLAN.

PUBLIC SAFETY

Goal

PROVIDE MAXIMUM PROTECTION TO RESIDENTS OF THE PLANNING AREA FROM NATURAL HAZARDS SUCH AS EARTHQUAKES, FLOOD, AND FIRE, AND PROVIDE ADEQUATE POLICE PROTECTION AND OTHER EMERGENCY SERVICES.

Objectives

1. PROMOTE THE ESTABLISHMENT OF A FUEL MANAGEMENT PROGRAM IN CONJUNCTION WITH APPROPRIATE AGENCIES FOR THE PROTECTION OF LIVESTOCK AND PROPERTY IN WILDLAND AREAS. (cf. Conservation Policy 5.1)

2. SUPPORT CONTINUED USE OF RAMONA AIRPORT AS A BASE FOR AIRBORNE FIRE PROTECTION.

3. PROVIDE FOR AN ADEQUATE LEVEL OF POLICE SERVICE.

   Policy 3.1 The County will utilize the Public Facilities and Services analysis of this Community Plan in budgeting services for the Planning Area each fiscal year.

4. SUPPORT AND ENCOURAGE THE EXPANSION OF AMBULANCE AND EMERGENCY MEDICAL SERVICE AS REQUIRED. (cf. Public Facilities Analysis)

5. SUPPORT THE DEVELOPMENT OF A CIVIL DEFENSE PLAN WITH SPECIAL EMPHASIS ON WILDLIFE EVACUATION ROUTES THROUGHOUT THE PLANNING AREA.

APPENDICES

(ADOPTED)

APPENDICES

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APPENDIX A

RESOURCE CONSERVATION AREAS

The Environmental Resources Section (III) of the Community Plan includes a Resource Conservation Element Area Map and reference to Resource Conservation Area's (RCA's) by number. This appendix identifies those areas, and provides discussion of those resources to be conserved in each of the numbered areas.

CRITERIA

The following criteria were used in selecting resources worthy of conservation:

-- Areas necessary for the protection of wildlife and representative stands of native vegetation.

-- Areas containing rare and/or endangered plants.

-- Wildlife habitats which are:

  a. in large blocks, if possible

  b. wide, rather than long and narrow to minimize adverse effects along their margins

  c. in contact with other wild areas and floodplains to provide migration corridors.

-- Areas containing mineral resources. Conservation measures should ensure future availability.

-- Areas which provide the scenic mountainous backdrop to development within the community.

DESCRIPTION OF RCA'S

Biological Resource Conservation Areas

Number 1. Bandy Canyon-Highland Valley Road Area.

Resources to be conserved in Bandy Canyon include very steep slopes, large rock outcrops, and Oak woodlands. Oak woodlands are scattered through this canyon and along Highland Valley Road. In addition, the rare Campo Clarkia (*Clarkia delicata*) can be found beneath these trees.

Number 2. Schoolhouse Canyon Region.

Resources to be conserved in this region include very steep slopes, rock outcrops, and Oak woodlands. A large portion of this area burned in 1975 but otherwise, it is in a nearly undisturbed state. Much of the property in this RCA is public domain.

Number 3. Vernal Pool Site South of Ramona Airport.

The rare vernal pool habitat type in San Diego County, is typically found on coastal mesas, but it is also found here in Ramona. Its presence in this location is indicated by vernal pool inhabiting plants.

Number 4. Clevenger Canyon Region.

Part of Clevenger Canyon has been disturbed by the roadbed of Tenth Street, but it still contains vegetation that should be conserved. The canyon itself contains Riparian and Oak woodlands. The slopes are covered with dense Chaparral, including the rare Golden eardrops (*Dicentra chrysantha*) and Smooth mountain mahogany (*Cercocarpus minutiflorus*). Both the Riparian and Oak woodlands serve as habitat for many wildlife species.

Number 5. Hatfield Creek, East of Santa Maria Valley.

This area physiographically consists of a deep canyon with rock outcrops. Resources to be conserved include these rocky areas, the Riparian and Oak woodland area along Hatfield Creek and the associated wildlife.

Number 6. Goose Valley Ridge.

Resources to be conserved in this area include heavy undisturbed Chaparral, steep rocky slopes and outcrops, and Oak Woodlands. This area together with the steep slopes in the Mountain Development category to the north would help preserve an important part of the visual mountain backdrop for the Santa Maria Valley, plus, this area is important for habitat for large mammals.

Number 7. Highway 78 Corridor.

This Resource Conservation Area primarily includes the Oak and Riparian woodland along Highway 78. The slopes visible from the highway are included to delineate a scenic corridor and provide habitat for Riparian and Oak woodland animals.

Number 8. Ramona Pegmatite District.

This area is important for the mineral resources contained in it. Gem quality tourmaline, topaz, garnet, beryl, and smokey quartz have been mined from this area. The Ramona Pegmatite District is one of four mining areas for which San Diego County is famous. Besides the mineral resources, there are also some biological resources in the area such as Chaparral and Southern Oak woodland, that are important for wildlife.

Number 9. Sutherland Reservoir-Santa Ysabel Creek-Witch Creek.

Resources in this large, relatively untouched area include Sutherland Reservoir and its aquatic habitats, the perennial freshwater Santa Ysabel Creek, the Oak woodlands and the Southern Mixed Chaparral.

The reservoir and its habitats are valuable for migratory birds including waterfowl and Bald eagles. The Riparian Woodland area east of the reservoir is in pristine condition and serves as habitat for numerous birds and animals. Portions of Santa Ysabel Creek within the boundaries of this region contain perennial freshwater flow with associated aquatic ecosystems, a rare resource in San Diego County. Patches of Southern and Canyon Oak Woodlands are scattered throughout the steep slopes of this RCA. Heavy, manzanita-filled Chaparral is present on the north facing slopes. Both the Chaparral and Oak Woodlands serve as habitat for mammals, birds, reptiles, and amphibians. This RCA contains large blocks of public land that serve as watershed for the reservoir. It is adjacent to Forest Service and Indian Reservation land on the north.

Number 10. Witch Creek Mountain.

The northern slope of this mountain is covered with a choice stand of Southern Oak Woodland. Golden eagles have been seen repeatedly on this mountain and there is a possibility that its rocky cliffs could serve as their nesting sites.

Number 11. Littlepage Road - Highway 78.

The major resources of this area are the rolling hills covered with Southern Oak Woodlands and the prime stands of Chaparral. The eastern portion of this RCA also has steep rock outcroppings.

Number 12. San Vicente Oaks Road.

The resources in this RCA are the Oak Woodlands in the canyon bottom, dense undisturbed Chaparral on the slopes and numerous animal inhabitants.

Number 13. Irvings Crest - Daney Canyon.

This area includes very steep slopes, large rock outcrops, Oak Woodlands and old growth Chaparral. In addition, there is a high probability that the rare Golden eardrops, Smooth mountain mahogany, and the Lakeside wild lilac, which is proposed as threatened, can be found in this area.

Number 14. Mussey Grade Road.

This RCA contains Oak Woodlands, valuable both as scenic and biological resources. Lakeside wild lilac and the rare California copperleaf have been found along Mussey Grade.

Number 15. Iron Mountain - Mount Woodson.

The Iron Mountain portion of this area contains very large, old growth Southern Mixed Chaparral. Several sensitive plants such as Smooth mountain mahogany, Golden eardrops, and the possibly threatened Lakeside wild lilac undoubtedly occur here. Iron Mountain also contains the only known location in San Diego County of the Heart leaf pitcher sage as well as the northern most location of the rare Mountain misery. Iron Mountain and its vicinity is composed of very steep slopes and large rock outcrops.

The Mount Woodson portion contains the notable landmark of Mount Woodson and its surrounding slopes. Resources to be conserved in this area include several significant plants. The threatened Woolly leaf monardella (Monardella hypoleuca ssp. lanata) grows on top of Mount Woodson and plants with limited distribution such as the Coast spicebush (Cneoridium dumosum) and Cleveland sage (Salvia clevelandii) occur on the lower slopes. The rare Smooth mountain mahogany and threatened Lakeside wild lilac also probably occur on the mountain. Other resources include the Red Shouldered hawk, a declining species.

Number 16. San Vicente Creek.

The major resources to be conserved in this area are the Oak and Riparian woodlands along San Vicente Creek and its tributaries. Portions of this system, such as the area around the San Diego Country Estates golf course are somewhat modified, but because Riparian Woodlands are such significant resources, it is felt that these woodlands are worth protecting. Most of the remaining portions of the San Vicente Creek area are in good condition.

Number 17. Historic Preservation Areas

(For a discussion of each of the structures listed below cf. Historic Building of the Ramona Area, Ruth Meyer, Ramona Pioneer Historical Society, 1975.)

a. Santa Teresa Ranch House
b. Stokes House
c. Atkinson Bros. Toll House
d. Santa Maria Store (Pioneer Market)
e. Barnett House
f. Verlaque House
g. Friends Church
h. Townhall
i. Congregational Church
j. Montecito Ranch House
k. The Castle
l. Tucket-Billingsley-Stone House
m. Drake House
n. McIntosh House
o. Sawday House
p. Small Verlaque Adobe
q. Old Earle School
r. Gilbough House
s. Little Page House

APPENDIX B

HIGHWAY 67/VERMONT STREET SPECIFIC PLAN

BACKGROUND

The Ramona Community Plan designates commercial land use along State Highway 67 between Etcheverry Street at the southwest to 16th Street at the northeast. Through this commercial designation, the State Highway is lined with mature eucalyptus trees located from 27 to 29 feet from the centerline. The Community Plan proposes to protect these trees, and at the same time designates the area for a land use which will ultimately require widening of the highway and removal of the trees for adequate circulation and safety.

Hence a Specific Plan is needed for this area to resolve these conflicts and to carry out the intent of the Community Plan.

PURPOSE

The purpose of this Specific Plan as defined by the California Government Code (Title 7, Article 8, Section 65450 et. seq) is to carry out the intent of the Ramona Community Plan. Section 65450.1 of the Government Code states that "The legislative body or the planning agency may designate areas within a city or county for which the development of a specific plan will be necessary or convenient for the implementation of the general plan." It is the intent of this Specific Plan to:

1. Regulate road improvements on Highway 67.
2. Provide for the protection and maintenance of the eucalyptus trees as a scenic resource.
3. Provide for the development of a one-way road couplet to alleviate circulation problems and safety hazards.

DESCRIPTION OF THE SPECIFIC PLAN AREA

The area proposed for the Specific Plan Area (see accompanying map) may be defined as that land lying between Etcheverry/Hope Streets on the southwest and 16th Street on the northeast. Southerly of Highway 67, the Specific Plan will apply to the lots lying between the Highway and the right-of-way of Kelly Street. Kelly Street ends at Pala Street. Between Pala and 16th Street the area adjoins the designation for (9) Residential on the Ramona Community Plan. On the northerly side of Highway 67, the area includes all the lots lying between the Highway and Vermont Street, to the property lines of those lots having frontage on the northerly side of Vermont.

The present zoning on lots fronting Highway 67 is for commercial uses. Most of the lots have been divided for many years and have frontages ranging from 100-200 feet (as of 1977).

The lots have a depth of 350 feet to Vermont Street and 300 feet to Kelly. Lots in the vicinity of Ramona Street are somewhat irregular due to the diagonal of Ramona Street. Commercial development (along with a few older single family homes) has occurred on some of the lots leaving vacant spaces in between. In some stretches an entire block is vacant. Lots fronting on the northerly side of Vermont are designated for residential uses.

CRITERIA FOR THE SPECIFIC PLAN

1. Highway 67 between Etcheverry and 16th Streets will not be widened beyond the existing roadbed.

2. The existing eucalyptus trees lining Highway 67 right-of-way will be protected.

3. Vermont Street will be designated as a "Light Collector" between Hope and Ramona Streets on the Circulation Element of the General Plan. The right-of-way width of this collector will be 72 feet.

4. Vermont Street will be developed as a one-way couplet to Highway 67 at such time as traffic intensity requires division. The specific plan will show connectors at Hope and Ramona/16th Streets.

5. Uses permitted in the Specific Plan Area will be those permitted in any of the use regulations which implement the General Commercial land use designation.

6. The Specific Plan will provide for processing a request for parking restrictions along Highway 67 and Kelly Street. Off-street parking including delivery parking will be required to full County standards for all commercial development.

7. Driveways to Highway 67 will be located in such a manner as to not require the removal of the existing eucalyptus trees. If in the opinion of the Director of Transportation, a tree or trees must be removed for safety reasons, all trees thus removed must be replaced by the property owner in an appropriate location to maintain the existing tree canopy. Replacement trees will be a minimum 15-gallon size Eucalyptus cladocalyx.

8. No new lots will be permitted access to Highway 67, if reasonable access to adjacent streets is available.

9. Commercial lots with frontage on both Vermont Street and Highway 67 will be required to develop access to both of these roads at the time the property is developed. An exception to this is those lots having frontage on the lateral streets of Etcheverry, Wynola, Kalbaugh, Rotanzi, Hunter, Julian, Letton, Pala, Day, and Ramona. Owners of such corner lots are encouraged to take access from these lateral streets rather than from Highway 67 and Vermont.

10. Commercial development on the southerly side of Highway 67 will require fencing and appropriate landscaping along Kelly Street to present an attractive street wall to the houses opposite. Owners of lots fronting on the previously listed lateral streets are encouraged to develop access from the lateral, rather than from Highway 67.

11. All new residential development on lots between Vermont and LaBrea Streets are encouraged to take access from LaBrea or a lateral street rather than from Vermont.

12. Multi-family residential development by major use permit in the Commercial Area will be limited to a maximum of 14.5 dwelling units per gross acre. A requirement of the major use permit will be that lots having frontage on Highway 67 which also have frontage on other streets will not be permitted to take access from Highway 67.

13. Existing development not conforming to the requirements of this Specific Plan will be brought into conformance if significant reconstruction or redevelopment is undertaken on the property, as determined by the Directors of the Department of Land Use and Environmental Regulation and the Department of Transportation.

ESTIMATED COST OF PROJECT

The following estimates are preliminary and based on current prices.

1. Cost of improving Vermont Street and connecting road segments: $200,000

2. Cost of acquiring right-of-way for connecting road segments, Ramona/16th Street east and Hope Street west: $ 25,000

3. Cost of acquiring entire right-of-way of Vermont Street cannot be estimated at this time since the status of dedications as required by the Circulation Element would have to be determined at time construction becomes necessary. Some right-of-way may have already been acquired by the County as a result of the normal private development process.

4. Maintenance of Landscaping. Preservation of the existing canopy of trees along Highway 67 requires maintenance and replacement in an appropriate location of any trees that need to be removed. This could be accomplished by the creation of a County Service Area for landscape maintenance. Estimated staff time to create such a landscape maintenance (CSA) is .02 staff years. The cost after formation would be recoverable from the County Service Area.

FUNDING

Two funding sources should be investigated if this proposal is approved:

1. Federal -- The Ramona area would be eligible to receive federal funds for road improvements under the Federal Aid Secondary program.

2. Assessment District -- The development of Vermont Street could also be funded through a special tax assessment in the Ramona area. If this route is selected, the Integrated Planning Office recommends that careful study be given to the "area of benefit." Preservation of the eucalyptus trees as a part of the heritage and image of the Ramona community is a community-wide concern. Such an assessment district could also be utilized for landscape maintenance.

SPECIFIC PLAN

HIGHWAY 67

RAMONA COMMUNITY PLAN

APPENDIX C

REGIONAL POLICY 1: REGIONAL CATEGORIES

The following seven Regional Categories shall guide development within the unincorporated area of the County. These categories are delineated on the Regional Land Use Map.

The Current and Future Urban Development Area categories taken together constitute the Urban Development Area. The outer boundary of the Urban Development Area constitutes an Urban Limit Line on the Regional Land Use Map and the Community and Subregional Plan maps. Urban development will not occur outside the Urban Limit Line during the life of this plan.

1.1 CURRENT URBAN DEVELOPMENT AREA (CUDA)

The Current Urban Development Area includes those County lands to which near-term urban development should be directed.

-- Commercial, industrial, and residential uses and densities will be those permitted by the applicable Land Use Designations on the Community or Subregional Plan maps.

-- In areas planned for residential densities at or above 4.3 dwelling units per gross acre, development should approach the maximum densities permitted by the applicable Land Use Designations depicted on the Community or Subregional Plan maps.

-- On residential lands achievement of overall densities of at least four (4) dwelling units per gross acre will be encouraged. (This figure is an average, and need not be met on all developable land. In some areas it may be appropriate to consider the densities of adjacent cities within the same housing market area. It is not the intent of this plan to force higher densities into the low-density fringes of Urban Development Areas.)

-- Density bonuses will be available for those developments using the Inclusionary Housing Policy.

1.2 FUTURE URBAN DEVELOPMENT AREA (FUDA)

Future Urban Development Areas are those that will ultimately be developed at urban densities, but which in the near term, should be held in reserve. Future Urban Development Areas will be permitted to develop at low densities (ten acre parcel size or larger) until infilling has occurred in adjacent areas and services can be provided at levels necessary for urban densities. Certain areas adjacent to or encompassed by cities have also been placed in this category in order to encourage annexations.

-- A parcel size of ten (10) acres will be required when considering divisions of land. A smaller parcel size will be permitted only when an area is annexed to an adjacent city or development is conditioned upon annexation.

-- The boundaries between Current Urban and Future Urban Development Areas will be evaluated approximately every three years. Any such boundary adjustment shall be consistent with the Regional Air Quality Strategy (RAQS).

-- The outer boundaries of all Current and Future Urban Development Areas will be designated as Urban Limit Lines beyond which urban development will not be permitted through 1995.

1.3 ESTATE DEVELOPMENT AREA (EDA)

The Estate Development Area combines agricultural and low density residential uses (parcel sizes of two (2) to twenty (20) acres will apply). Included in the category are those areas outside the Urban Limit Line but within the boundaries of the County Water Authority.

-- Where authorized, parcel sizes of two (2) to twenty (20) acres or larger will be permitted depending on the slope criteria in the underlying Community or Subregional Plan Land Use Designations.

-- Clustering or lot averaging will be permitted, providing:

  -- the project will not require urban levels of service, and

  -- at least 40% of the project area is in permanent open space.

-- Where groundwater is the sole source of water supply, the guidelines for land development as stated in the County Groundwater Policy will apply.

1.4 RURAL DEVELOPMENT AREA (RDA)

The Rural Development Area includes all privately owned properties outside the service boundaries of the County Water Authority. This area is primarily made up of agricultural or unimproved lands and remote pockets of residential development. Parcel sizes will generally be dictated by the availability of groundwater and other environmental and resource constraints.

-- Where authorized, parcel sizes of four (4) to forty (40) acres or larger will be permitted depending upon the Land Use Designations on the applicable Community or Subregional Plan map, and the guidelines for land development as stated in the County Groundwater Policy.

1.5 COUNTRY TOWNS (CT)

This category applies to existing, small historically established retail/residential areas serving surrounding low density rural areas or functioning as resorts. They are designated for generally one acre lots or more intensive uses and are clearly removed geographically from existing or projected urban areas.

The Element provides for containment but at the same time allows for low density urban development within the town itself. Outside of the towns, the surrounding Estate or Rural Area development standards will apply. This simple approach establishes a minimum of planning restriction while maximizing the integrity of the rural atmosphere associated with the Country Towns.

-- Uses and densities will be those permitted by the applicable Community or Subregional Plan map, The County Zoning Ordinance, and, where applicable, the Groundwater Policy.

-- Expansion of Country Town boundaries will be discouraged but will be permitted to meet emergency health and safety needs of contiguous subdivided land.

1.6 ENVIRONMENTALLY CONSTRAINED AREAS (ECA)

Environmentally Constrained Areas include floodplains, lagoons, areas with construction quality sand deposits, rock quarries, agricultural preserves, and areas containing rare and endangered plant and animal species. Development in these areas, while guided by the County General Plan, should be preceded by thorough environmental review and implementation of appropriate measures to mitigate adverse impacts.

-- Uses and densities will be those permitted by the applicable Community and Subregional Plan map, The County Zoning Ordinance, and, where applicable, the Groundwater Policy.

-- The resource responsible for the designation of an ECA shall be identified and appropriate mitigation measures included in any project approval.

-- Flood prone areas which are not planned for stabilization will be retained in natural, open, and other non-urban uses.

-- Areas designated Agricultural Preserve shall be designated "Environmentally Constrained Areas."

1.7 SPECIAL STUDY AREAS (SSA)

-- This category will be applied on an interim basis and for a specified period of time to areas in which development should be suspended or restricted pending completion of detailed review or study.

  -- In the Desert Special Study Area (Borrego Springs), no application for changes in the General Plan which would result in an overall increase in the potential number of dwelling units shall be approved until a cumulative environmental analysis and long range plan are prepared for the area.

  -- In the Otay Mesa Area, division of land or rezones shall be discouraged pending completion of studies on implementation of the Economic Development District.

APPENDIX D

REGIONAL POLICY 3: COMMUNITY AND SUBREGIONAL PLANS

Regional Categories delineated on the Regional Land Use Map shall be implemented through Land Use Designations delineated on Community and Subregional Plan maps. Within these Community and Subregional Plan areas, the following additional policies shall apply:

3.1 URBAN DESIGNATIONS

Except as otherwise specified in Policies 3.2 or 3.4, urban designations shall be applied to contiguous planned commercial and residential areas associated with a community or city center. Land Use Designations permitting densities of one (1) dwelling unit per gross acre or a higher density shall not be applied outside of Urban Development Areas, Country Towns, or existing locations.

3.2 COMMUNITY PLAN DESIGNATIONS

Community and Subregional Plan designations, goals, objectives, and policies shall be consistent with the Regional Categories, goals, and policies of the Regional Land Use Element. Until public hearings are held to achieve consistency between the Regional Land Use Element as adopted by the Board of Supervisors on January 3, 1979 and the existing Community or Subregional Plans, the Land Use Designations of the Community or Subregional Plans shall take precedence over the Regional Categories. In the event a finding of consistency must be made between the old land use categories and the new designations, the attached Interim Conversion Table shall be utilized.

3.3 COUNTRY TOWN BOUNDARIES

Country Town boundaries as delineated on the Regional Land Use Map are based on the existing land use pattern and Use Designations shown on each Community Plan or Subregional Plan map. Precise boundaries may be adjusted to better reflect community characteristics as long as such adjustments do not represent an expansion into areas deemed inappropriate by the goals and policies of the Regional Land Use Element.

3.4 EXISTING PRIVATE DEVELOPMENT PLANS AND SPECIFIC PLANS

Existing private development plans, specific plans, and applications to expand the boundaries of existing private development plans and specific plans may conflict with the categories of the Regional Land Use Element. In these cases, for the purpose of consistency with the Regional Land Use Element, a private development plan or specific plan or expansion thereof will be deemed consistent with the General Plan if one of the following findings is made:

1. The project will not adversely affect or promote premature growth to adjacent properties, and

   the project has sufficient facility capacity to accommodate both the present and future population if built out to capacity, and

   a substantial private investment in public facilities has been made on the basis of past approvals of development phases, and

   the proposed development does not exceed the maximum density as granted on the original private development plan/specific plan or the proposed development does not exceed the maximum density as shown on the Community/Subregional Plan maps which resulted from previous approvals of Private Development/Specific Plans; or

2. The density and character of development is substantially in conformance with the Regional Land Use Element goals.

3.5 EXISTING (80% -- 100%) SUBDIVIDED OR (80% -- 100%) DEVELOPED USES

Existing subdivided or developed uses which are not deemed appropriate for expansion pursuant to the goals of the Land Use Element may exist in certain locations of the County at the time of adoption of this Element. Subdivided/developed uses is defined as a project or an area which is at least 80% subdivided or developed to its capability when considering the density/type of development permitted when originally planned. In these cases, for the sole purpose of implementation, existing subdivided lands and developed uses (e.g., mobilehome parks) may be classified to a Use Regulation consistent with those uses. Expansion of these or similar uses into undeveloped adjacent areas must be consistent with the applicable Regional Categories and Land Use Designations.

3.6 LOW AND MODERATE INCOME ELDERLY HOUSING

It is the intent of the Regional Land Use Element to encourage the development of housing for all economic groups in the community (Goal #6). To implement this, developments not to exceed 60 du/gross acre may be permitted in Current Urban Development Areas if all of the following findings are made:

1. 100% of the units shall be made available to low and moderate income elderly households (as defined by the U.S. Department of Housing and Urban Development).

2. A major use permit, pursuant to the County Zoning Ordinance, shall be approved by the Planning Commission and/or Board of Supervisors.

3. Sufficient services and facilities shall be available to support the project including public mass transportation.

4. The project shall be free from non-mitigatable, adverse environmental impacts or the Planning Commission and/or Board of Supervisors shall make a statement of overriding consideration as required by Section 15089 of the State EIR Guidelines.

3.7 EXISTING MOBILEHOME PARK MAJOR USE PERMITS/VARIANCES

Mobilehome parks which have been authorized by Major (Special) Use Permits or variances which have been vested may exist in certain locations throughout the County in conflict with the Regional Categories of the Land Use Element. In these cases, for the purpose of determining consistency with the Regional Land Use Element and the applicable Community or Subregional Plan, an approved and vested major use permit or variance for a mobilehome park may be subdivided into individual mobilehome park lots if all of the following findings are made:

1. The project will not adversely affect or promote premature growth to adjacent properties.

2. Sufficient facility capacity can be provided prior to need to accommodate both the present and future population if built out to capacity.

3. The proposed subdivision will be in substantial conformance with the design approved by Major Use Permit or variance.

4. The proposed subdivision does not exceed the maximum density as granted by the Major Use Permit or variance.

5. All applicable Zoning Ordinance and Subdivision Ordinance standards and regulations have been complied with and any measures proposed to mitigate environmental impacts have been accomplished by the applicant.